

\$239,250 - 7123 West Boone Prairie Road, Franklin

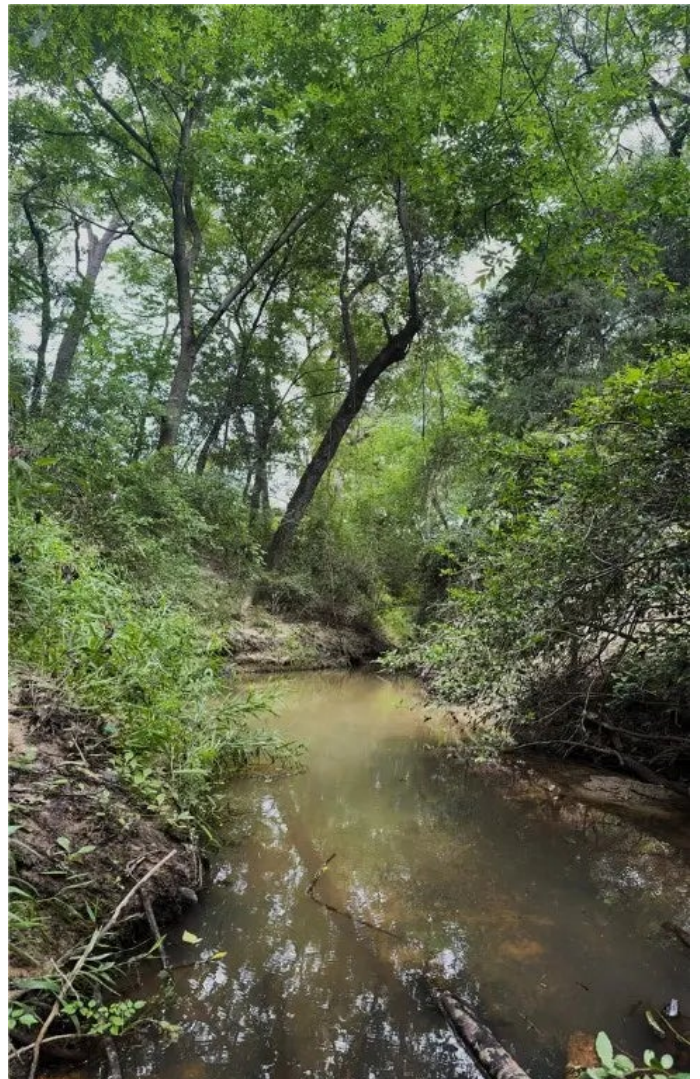
MLS® #25008094

\$239,250

Bedroom, Bathroom,
Land on 14.50 Acres

Other, Franklin, TX

8 miles North of Franklin just 2 miles off paved Leamon Lane is approximately 14.5 Ac acre gently sloping tract with 10 ft. of elevation change, sandy loam soil and about 900 ft. of frontage on West Boone Prairie Road. The property has a live creek and is primarily heavily wooded with Post oak, Water oak, Hickory, Elm, Ash, and Cedar trees with Yaupon underbrush. An area in the Woods overlooking the creek has had the brush cleared for a potential homesite. There is a recessed cattle guard entrance gate, a Robertson County water meter is available and a Navasota Valley electric line is on the property by the homesite. The open meadow at the front is coastal Bermudagrass. The property is fenced on 3 sides and has current Agricultural Tax exemption which can be converted to Wildlife exemption. Franklin ISD. Offered at \$239,250. An additional adjoining 36.5 Acres is also available for purchase. Seller will provide new survey.



Essential Information

MLS® #	25008094
Price	\$239,250
Acres	14.50
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	7123 West Boone Prairie Road
Area	Robertson
Subdivision	Other
City	Franklin
County	Robertson
State	TX
Zip Code	77856

Amenities

Utilities	Electricity Available, Overhead Utilities, Water Available
Waterfront	Creek

Exterior

Lot Description	Open Lot, Stream/Creek, Trees Large Size, Trees, Wooded
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School Information

District	Franklin
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Additional Information

Days on Market	106
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Listing Details

Listing Agent	Charles Neff
Listing Office	Texas Land Company of Franklin

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