

\$186,450 - Tbd West Boone Prairie Countyroad, Franklin

MLS® #25008112

\$186,450

Bedroom, Bathroom,
Land on 11.30 Acres

Other, Franklin, TX

8 miles North of Franklin just 1.84 miles off paved Leamon Lane is a gently sloping 11.3 acre tract with sandy loam soil and about 425 ft. of frontage on West Boone Prairie Road. The property has two branches of a live creek and is about 75 % wooded with Post oak, Water oak, Hickory, Elm, Ash, and Cedar trees with Yaupon underbrush and 25% Bermudagrass hay field/pasture. A recessed cattle guard entrance gate will be provided and installed, a Robertson County water line is on the property, a meter is available, and an easement to the Navasota Valley electric line will be provided from the adjoining property. The land is fenced on front and back sides and currently under Agricultural Tax exemption which can be converted to Wildlife exemption. The open hay meadow at the front is coastal Bermudagrass and the property is fenced on 2 sides with current Agricultural Tax exemption which can be converted to Wildlife exemption. Franklin ISD Offered at \$186,450. An additional adjoining 39.7 Acres is also available for purchase. Seller will provide a new survey.

Essential Information

MLS® #	25008112
Price	\$186,450
Acres	11.30



Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

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

Amenities

Utilities	Electricity Available, 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	107
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Listing Details

Listing Agent	Charles Neff
Listing Office	Texas Land Company of Franklin

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