

\$173,250 - Tbd West Boone Prairie Countyroad, Franklin

MLS® #25008130

\$173,250

Bedroom, Bathroom,
Land on 10.50 Acres

Other, Franklin, TX

8 miles North of Franklin and right at 1 3/4 miles off paved Leamon Lane is an approximately 10.5 acre tract with sandy loam soil and about 405 ft. of frontage on West Boone Prairie Road. The property has a live creek and is about 40 % wooded with Post oak, Water oak, Hickory, Elm, Ash, and Cedar trees with Yaupon underbrush and 60% Bermudagrass hay field/pasture.

A recessed cattle guard entrance gate will be provided and installed, a Robertson County water 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, back, and left sides and the back hay field is also perimeter fenced with barbwire. The current Agricultural Tax exemption can be converted to Wildlife exemption. All of the property is in Franklin ISD. Offered for sale at \$16,500/Ac for a total of \$173,250. An additional adjoining 40.5 Acres is also available for purchase. The Seller will provide a new survey.



Essential Information

MLS® #	25008130
Price	\$173,250
Acres	10.50
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
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School Information

District	Franklin
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Additional Information

Days on Market	104
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Listing Details

Listing Agent	Charles Neff
Listing Office	Texas Land Company of Franklin

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