

# \$1,156,000 - 1755 & Tract 133.1 Pleasant Hill Road, Bryan

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MLS® #25008558

**\$1,156,000**

Bedroom, Bathroom,  
Land on 33.51 Acres

Other, Bryan, TX

If you are looking to build your dream home on some prime acreage, or if you are a developer and want the country scenery near Lake Bryan and just minutes from city amenities you must come see this remarkable, once in a lifetime find with 33.51 acres of Ag exempt land with a rich history. 2 ponds partially cleared surrounded with trees. As a bonus rare priceless crystal clean drinkable spring water full of minerals that gently flows that has been tested for purity. The owner shared stories of many old arrowheads along the creek where the spring is located. Property is fully fenced with electric pole in place, and property has about 1000ft of paved road frontage. This is truly a property you don't want to miss.



## Essential Information

MLS® #	25008558
Price	\$1,156,000
Acres	33.51
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	1755 & Tract 133.1 Pleasant Hill Road
Area	120
Subdivision	Other

City	Bryan
County	Brazos
State	TX
Zip Code	77807

### **Amenities**

Utilities	Electricity Available, High Speed Internet Available, Propane, Phone Available
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### **Exterior**

Lot Description	Pond on Lot, Stream/Creek, Wooded
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### **School Information**

District	Bryan
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### **Additional Information**

Days on Market	67
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### **Listing Details**

Listing Agent	Ginger Magoon
Listing Office	Brazos County Realty

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