

\$999,900 - 10601 Fm 1179, Bryan

MLS® #25008951

\$999,900

Bedroom, Bathroom,
Land on 25.00 Acres

Other, Bryan, TX

Located in the heart of the Brazos Valley, this exceptional 25 acre property offers a rare combination of country tranquility and unbeatable convenience just minutes from Bryan and College Station, yet outside the city limits. The beautifully remodeled 3-bedroom, 2.5 bath home spans 2,114 sq. ft. and has been thoughtfully updated from top to bottom, offering modern comfort in a peaceful rural setting. Beyond the residence, the land offers exceptional potential for residential development, positioned adjacent to the sought-after Garrison Creek Subdivision with over 450 feet of FM 1179 frontage. Currently ag exempt, the property is fully set up for livestock with cross-fenced pastures, a 37 x 50 metal building with an additional 30 x 50 covered storage area for equipment or hay, and complete livestock handling facilities. Improved pastures are ideal for grazing, hay production, or equine use, with scattered large oaks providing natural shade for cattle and livestock. Additional features include beautiful cathedral ceilings accented with wooden beams, granite countertops, over-sized laundry room complete with a 1/2 bath, beautifully remodeled master bathroom, and all new appliances. Come see all this property has to offer.



Essential Information

MLS® # 25008951

Price	\$999,900
Acres	25.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	10601 Fm 1179
Area	104
Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77808

Amenities

Utilities	Electricity Available, Septic Available
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Interior

Appliances	Electric Water Heater
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Exterior

Lot Description	Level, Open Lot, Trees, Open Space
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School Information

District	Bryan
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Additional Information

Days on Market	60
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Listing Details

Listing Agent	Ryan Swope
Listing Office	Swope & Young Land Company

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