

# \$3,999,900 - 4503 Sulphur Springs Road, College Station

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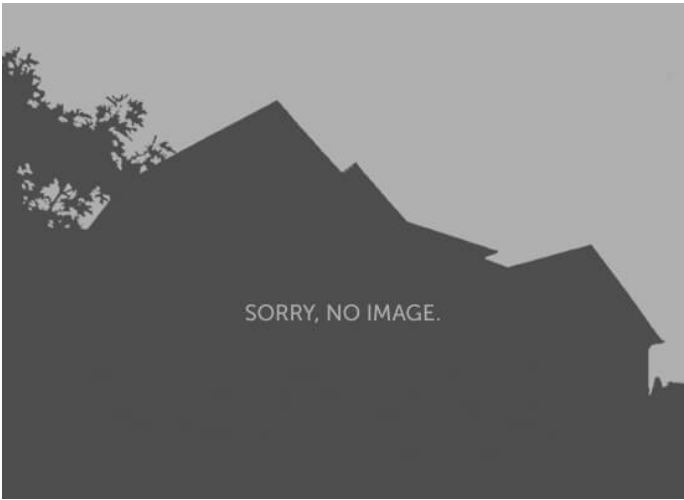
MLS® #25009570

**\$3,999,900**

Bedroom, Bathroom,  
Land on 265.48 Acres

Other, College Station, TX

This 265&#177; acre property offers a rare combination of river frontage, improved infrastructure, and recreational appeal. The northeastern boundary follows the Navasota River, providing year-round water access and a natural corridor for wildlife. The land features a diverse mix of wooded areas, open pasture, and varied topography, supporting a strong population of native game and migratory birds. Improvements include multiple water wells, equipment barn, workshop, working pens, and internal access roads, making the tract functional for ranching and a paradise for the outdoor enthusiast. Located just 10 minutes from local shopping, medical services, and restaurants, this property offers seclusion and recreation without sacrificing conveniences of proximity to College Station and Texas A&M University.



## Essential Information

MLS® #	25009570
Price	\$3,999,900
Acres	265.48
Type	Land
Sub-Type	Agriculture
Status	Active

## Community Information

Address	4503 Sulphur Springs Road
Area	110
Subdivision	Other
City	College Station
County	Brazos
State	TX
Zip Code	77845

### **Amenities**

Utilities	Electricity Available, Municipal Utilities, Overhead Utilities, Sewer Available, Septic Available, Separate Meters, Water Available
Waterfront	River Front, River Access

### **Exterior**

Lot Description	Irregular Lot, Pond on Lot, Trees Large Size, Trees, Wooded
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### **School Information**

District	College Station
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### **Additional Information**

Days on Market	39
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### **Listing Details**

Listing Agent	Jay Tjoelker
Listing Office	Oldham Goodwin Group, LLC

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