

# \$999,900 - 10601 Fm 1179, Bryan

MLS® #25009913

**\$999,900**

3 Bedroom, 3.00 Bathroom, 2,114 sqft

Residential 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.

Built in 2005



## Essential Information

MLS® #	25009913
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,114
Acres	25.00
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
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
Features	Patio
Parking	Attached, Garage
# of Garages	2

## Interior

Interior	Carpet, Tile
Interior Features	High Ceilings, Window Treatments, Ceiling Fan(s)
Appliances	Water Heater, Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	1
Stories	One

## Exterior

Lot Description	Level, Open Lot, Trees
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

**School Information**

District	Bryan
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**Additional Information**

Days on Market	28
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**Listing Details**

Listing Agent	Ryan Swope
Listing Office	Swope & Young Land Company

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