

\$1,620,000 - 6860 Fm 2039, Caldwell

MLS® #25011366

\$1,620,000

Bedroom, Bathroom,
Land on 89.60 Acres

Other, Caldwell, TX

MOTIVATED SELLERS â€” Rare opportunity to own 89.6 unrestricted, ag-exempt acres in a highly desirable area of Burleson County, on the College Station side of Caldwell. Enjoy the perfect mix of rural tranquility and convenient proximityâ€”just 25 minutes from Texas A&M University, Kyle Field, Traditions Golf Club, and major amenities. The land features gently rolling pasture, mature post oak and mesquite trees, sandy loam soil, and three ponds that support livestock and attract wildlifeâ€”great for cattle, horses, hunting, and fishing. Fully perimeter-fenced with electricity and public water at the road, itâ€™s ready for homesite development or ranch use. Whether for a full-time residence, working ranch, weekend retreat, or game day getaway, the options are endless. The ag exemption keeps taxes low, and fertile soil supports grazing, hay, or even a vineyard or orchard. With no restrictions, you can build a custom home, barndominium, barn, or add RV hookups. Only 15 minutes from Lake Somerville for boating, fishing, and 20+ miles of riding and hiking trails, plus quick access to Snookâ€™s Chilifest grounds and local dining. Large unrestricted acreage this close to Aggieland is increasingly rareâ€”donâ€™t miss this chance to own a piece of the Brazos Valley lifestyle.



Essential Information

MLS® # 25011366

Price	\$1,620,000
Acres	89.60
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	6860 Fm 2039
Area	Burleson
Subdivision	Other
City	Caldwell
County	Burleson
State	TX
Zip Code	77836

School Information

District	Snook
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Additional Information

Days on Market	4
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Listing Details

Listing Agent	Shanna Korenek
Listing Office	Legacy Broker Group

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