



3 MILE CREEK RANCH

TBD FM 2979, Waller, TX 77484

195 Acres

\$2,750,000



PAVED FRONTAGE 3 STOCK PONDS CREEK FRONTAGE IMPROVED PASTURES

Stunning and diverse, this 195-acre property is only 45 minutes from Houston. Abundant surface water, improved grasses, and growing area offer a great combination of uses. There are approximately 60 acres outside the floodplain with 2,000 feet of frontage on FM 2979. Suited well to a homesite with obvious livestock uses, this property could be anything from a weekend ranch to an equestrian facility. Adjacent 75 acres also available.

Three stock ponds, fair fencing on three sides, and an old set of working pens located near Robinson Rd. Improved grasses currently support cattle and hay production. Threemile Creek runs north-south through the property, disappearing into a 10-acre woodland. This beautiful woodland on the southeast side of the property offers diversity rare for area properties of this size. Connected to a bottomland across unpaved Robinson Road, this area is a likely deer and hog hunting area. Dove and duck enjoy the surface water on this and adjacent properties, and Waller County is a popular birding destination.

The current 1-d-1 Open Space Valuation for Agriculture resulted in 2019 taxes of \$292.

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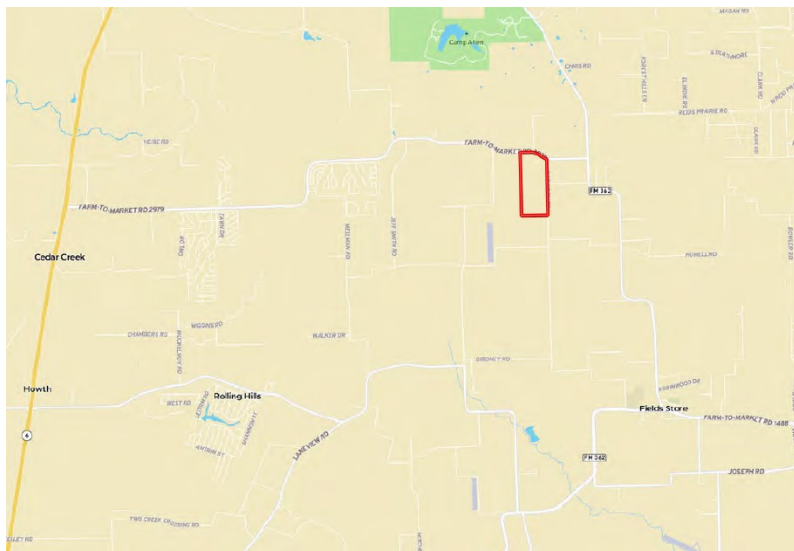
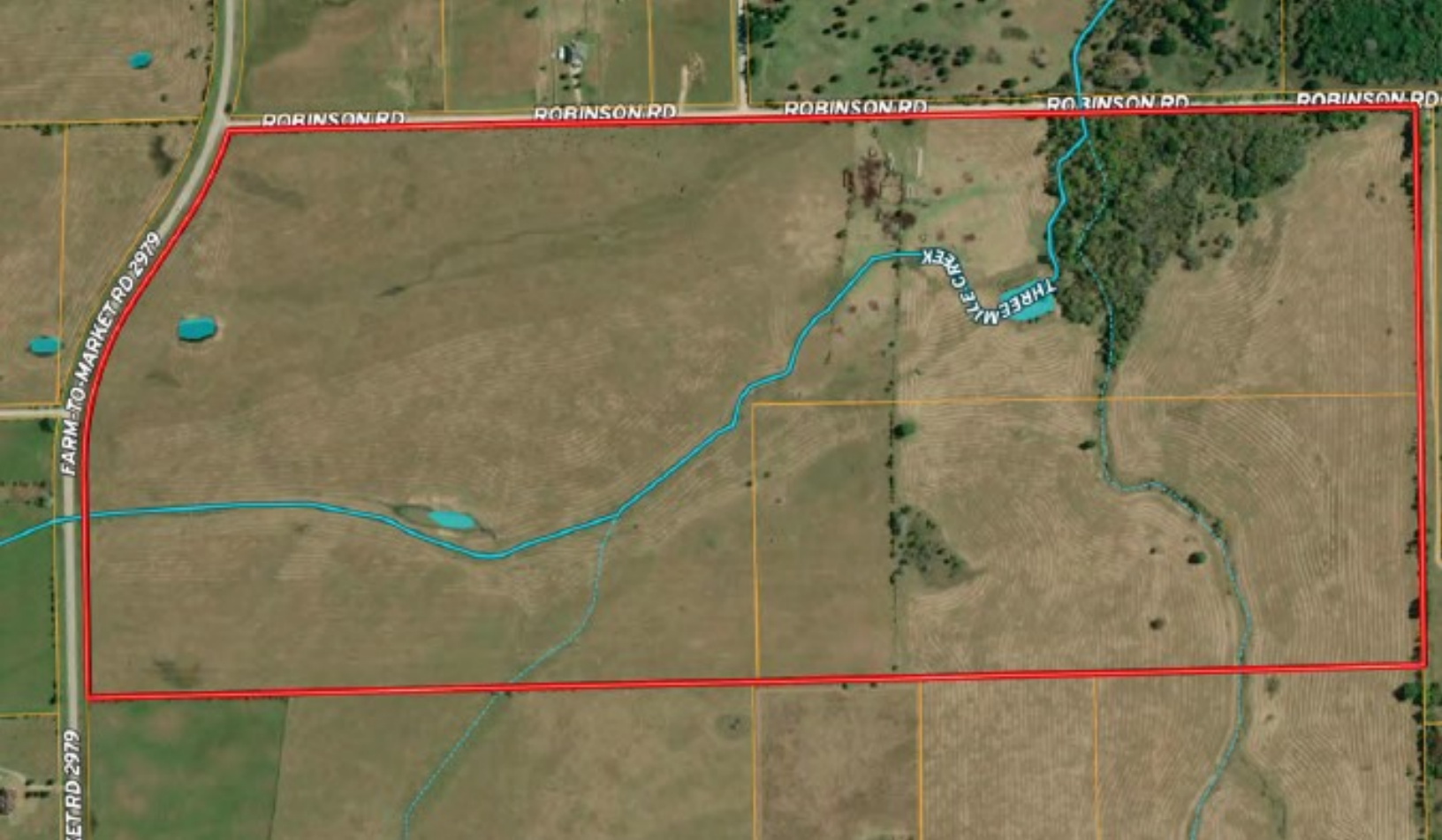


Craig Bowen

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LOCATION

Waller County

12 Miles to Magnolia, 16 Miles to Hempstead

45 Minutes to Houston

DIRECTIONS

From Waller, TX, head north on FM 362 for 6.4 miles turning left on FM 1488 W. Continue for 2.6 miles turning right onto FM 1736. In 3.6 miles, turn right on FM 2979 E. The property is on the left.

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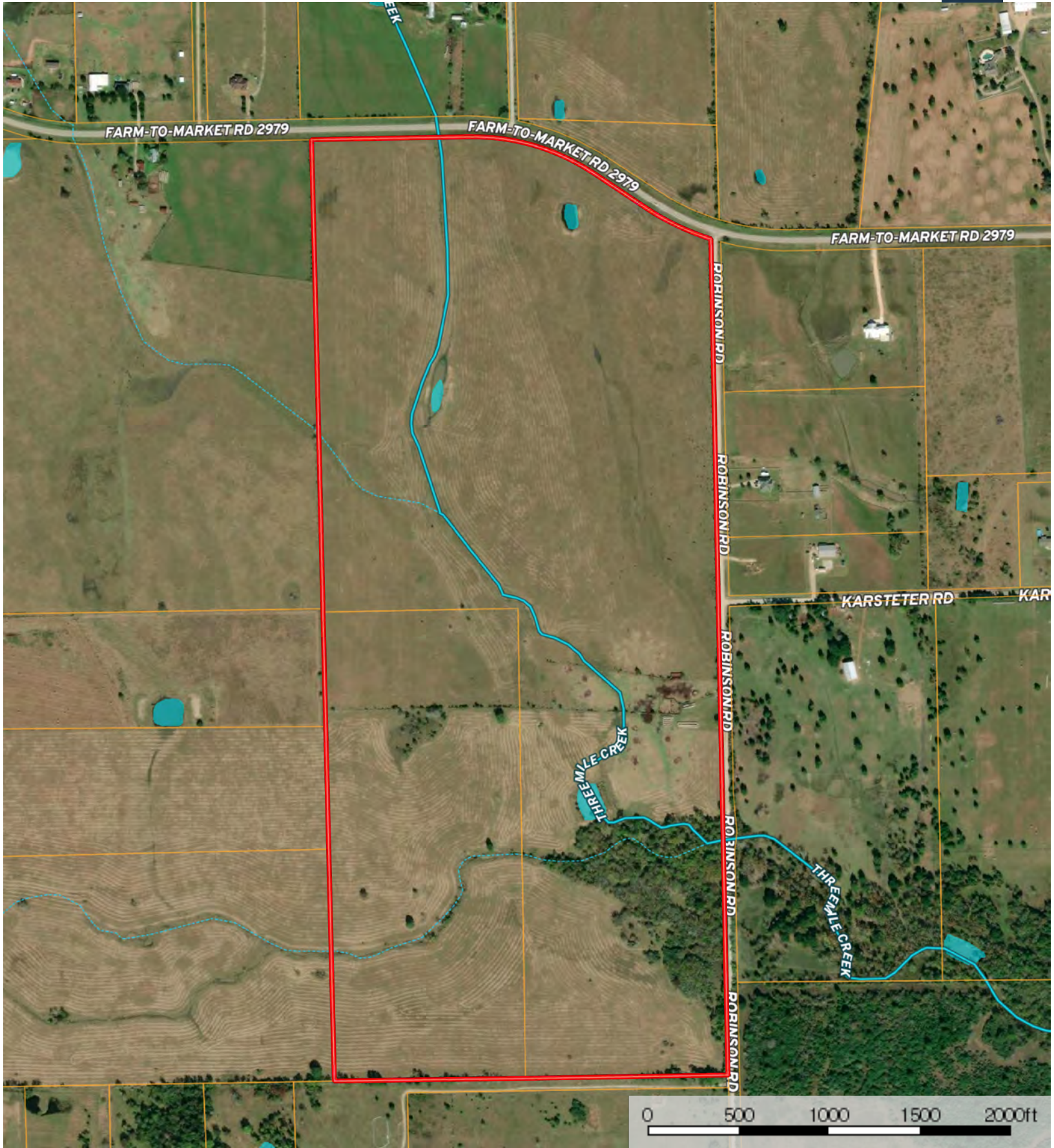


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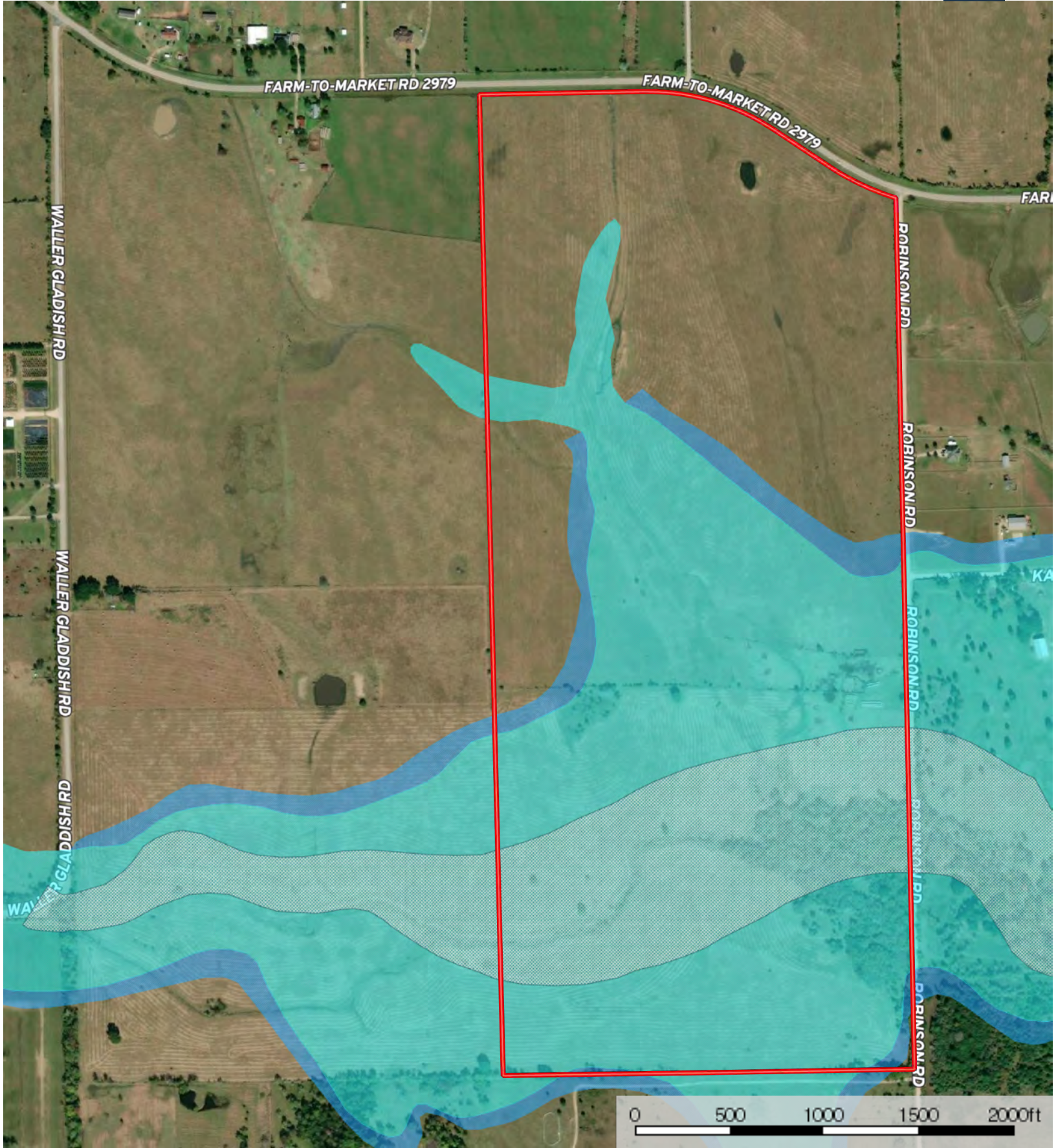
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Boundary Stream, Intermittent River/Creek Water Body



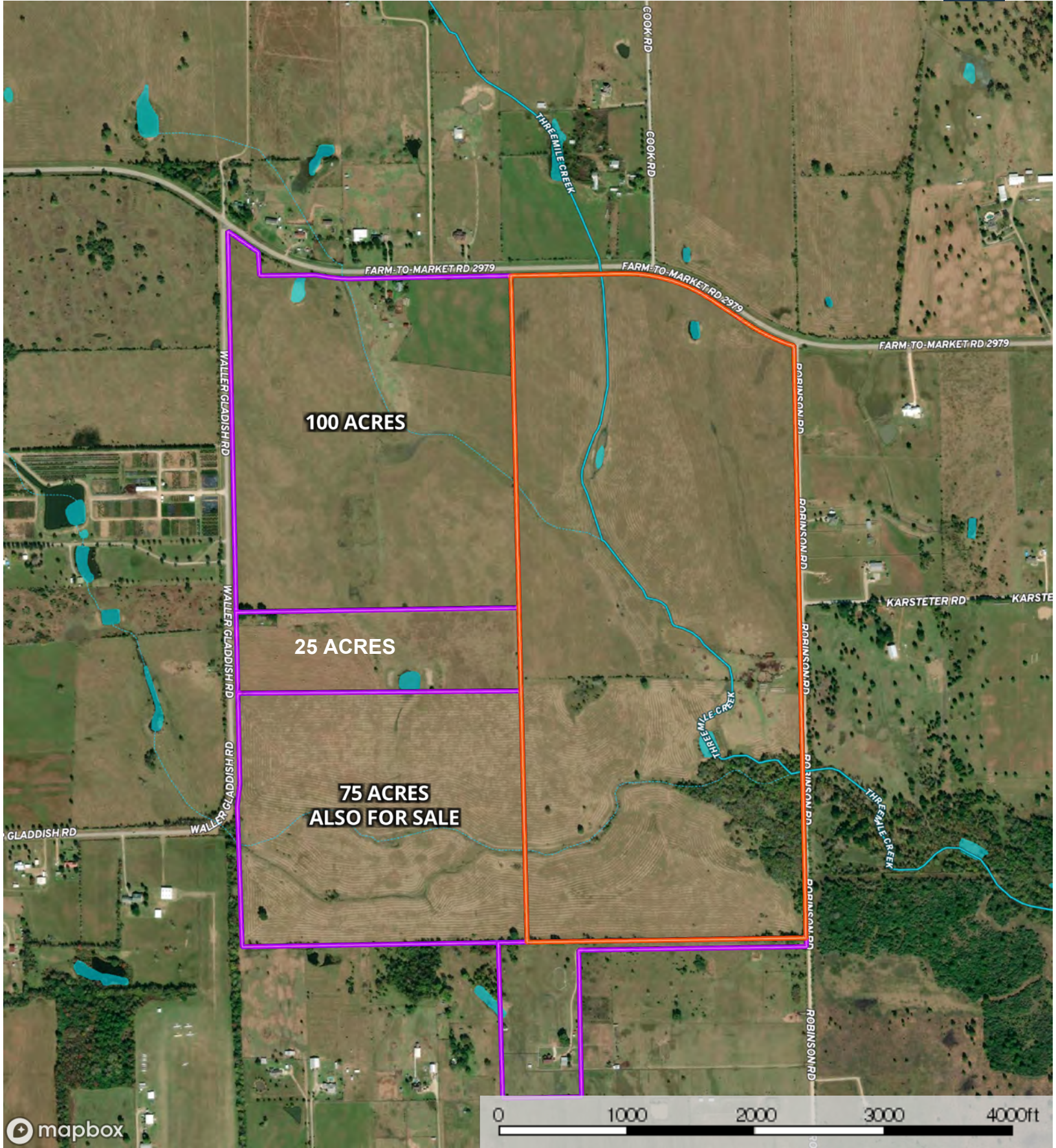
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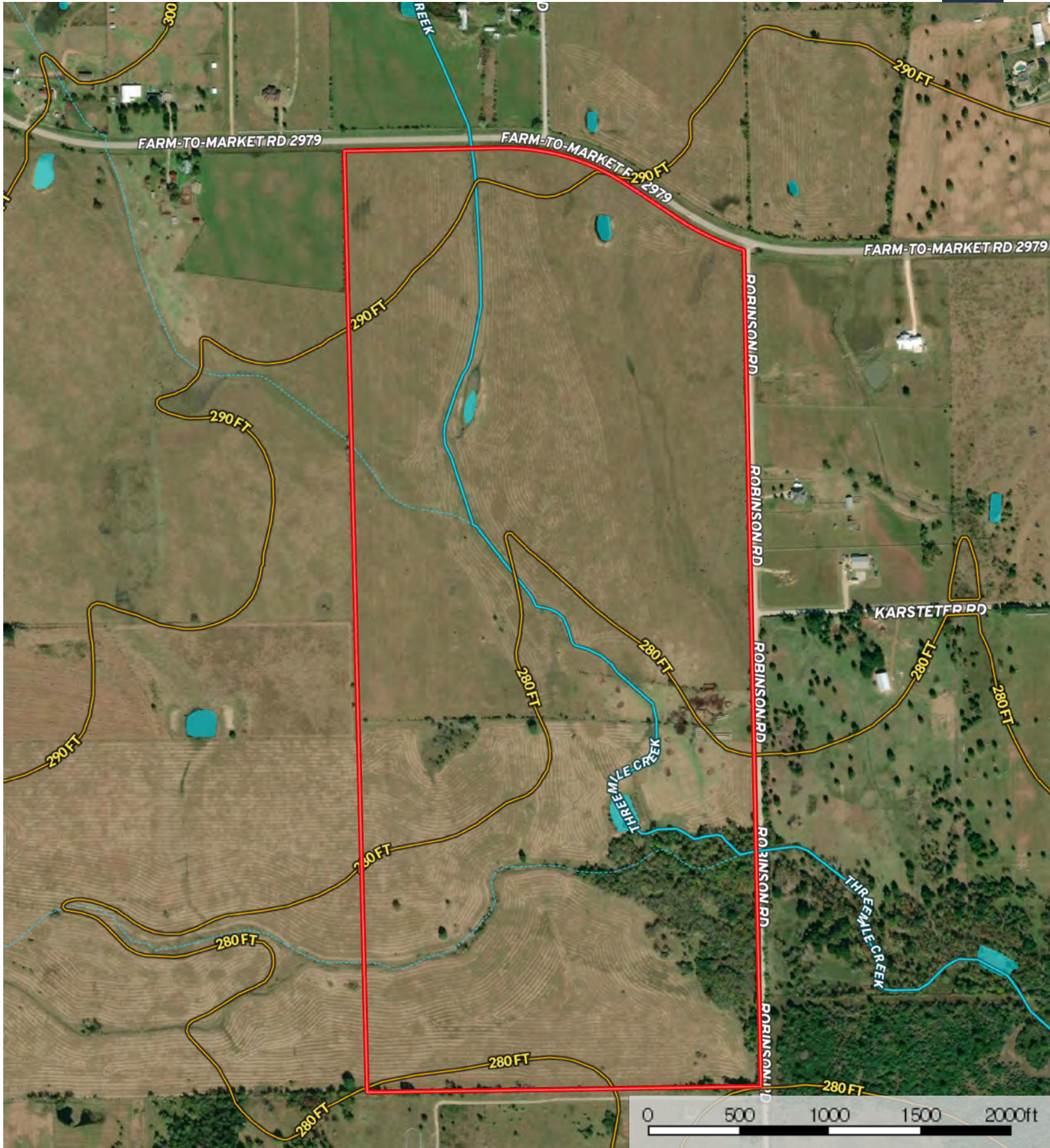
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



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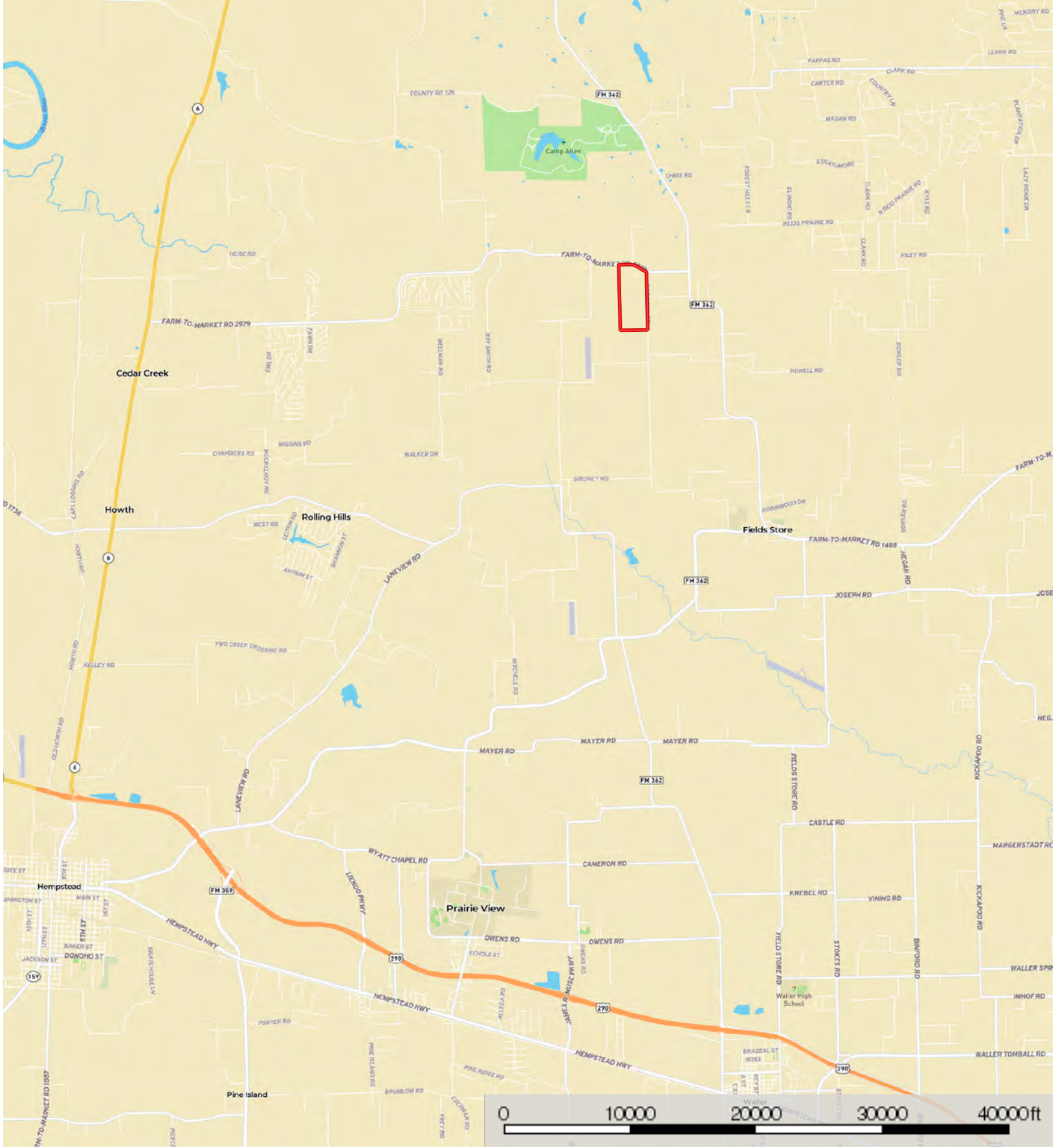
- Subject Property
- Neighbor Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body




 Boundary  Stream, Intermittent  River/Creek  Water Body



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 Boundary