



Pleasant Grove 13

TBD County Road 330, Rosebud, TX 76570

13 Acres

\$199,000



IMPROVED PASTURE

COUNTY ROAD FRONTAGE

POND

These 13 acres provide a perfect homesite for a commuter homesteader or a country getaway. The land is comprised of an open bermudagrass field with a 1/4-acre pond on the southwest corner and plenty of road frontage for good access. Bring your horses, run a few head of cattle, enjoy the pond, and relax in the countryside less than an hour to all the amenities of Central Texas.

The property is fenced on three sides and has electricity along CR 330. Water well and septic are needed. Agricultural tax valuation; 2020 taxes were \$20. Any owned mineral rights will convey.

ADDITIONAL ACREAGE AVAILABLE – The adjacent 70 acres with two ponds and multiple homesites is also available.

Copyright 2021 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC, by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

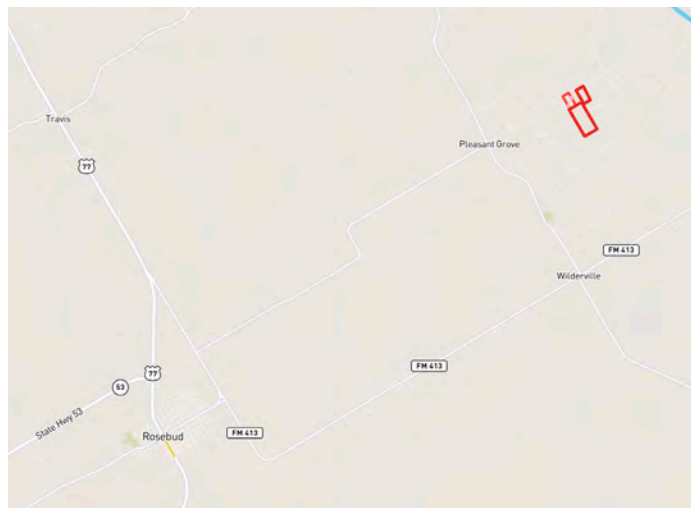
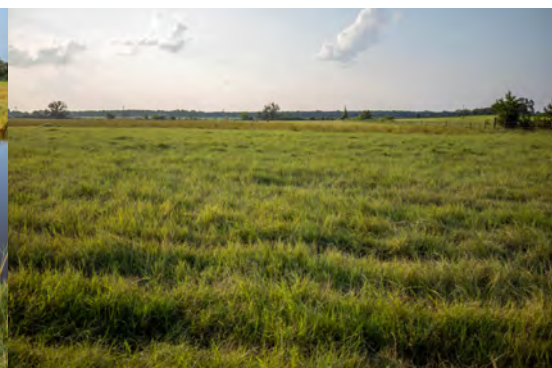


Craig Bowen

Partner / Broker Associate

craig@grandlandco.com

(512) 571-4305



LOCATION

40 miles to Waco, 55 miles to College Station, 95 miles to Austin, 135 miles to DFW, 150 miles to Houston.

DIRECTIONS

Take Hwy 77 to Rosebud, head east on FM 1048 which turns into CR 330 in Pleasant Grove. The property is on the right in 1.2 miles.

Copyright 2021 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Craig Bowen

Partner / Broker Associate

craig@grandlandco.com

(512) 571-4305





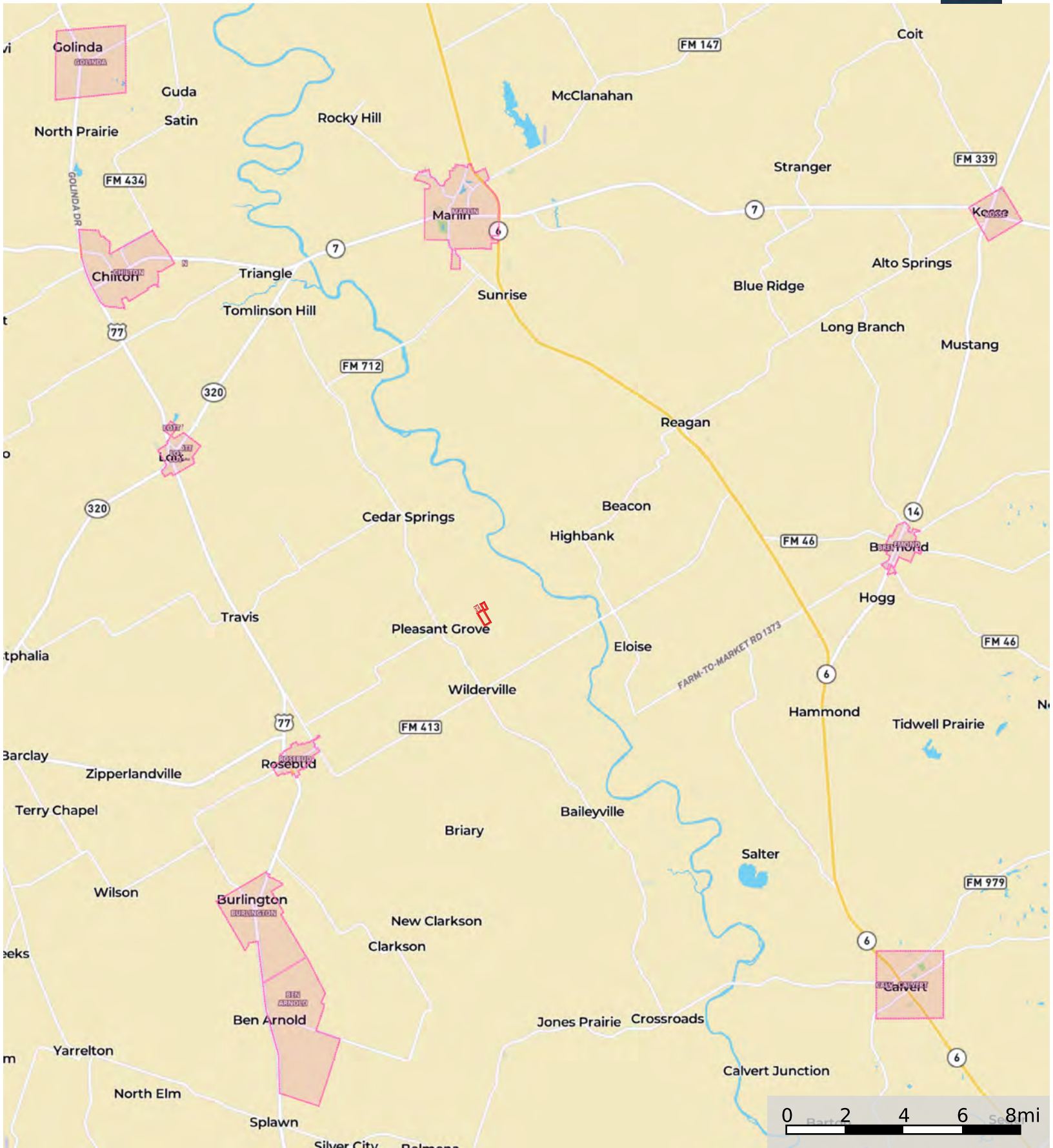
Pleasant Grove - 13, 70, or 83 Acres
Falls County, Texas, 83 AC +/-



 Boundary  Division

Pleasant Grove - 13, 70, or 83 Acres

Falls County, Texas, 83 AC +/-



GB - 13 Acres C White - 70 Acres