

Country Acres

TBD Stringtown Rd, Rogers, TX 76569

21 Acres | Bell County



Property Highlights

- Agricultural tax valuation
- Farmland & woods
- Wet-weather creek
- 13 miles southeast of Temple



Scan for more info



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kw AUSTIN SW
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Description

Lovely +/-21 acres with countryside views just outside of Rogers near Temple in Bell County. Nestled among large ranches and 10-20-acre lovely homesteads, Country Acres has ample options for a gorgeous homesite, plus woods and a wet-weather creek for recreational and wildlife enjoyment. The front and back of the property are currently farmed for crops and hay, maintaining an agricultural valuation for low taxes. The possibilities are endless to make this property yours; build a home in the country, or just hang out and have fun on the weekends. At just over an hour to Austin and 45 minutes to Waco and all its attractions, Country Acres is positioned for rural living close to urban centers.

UTILITIES – Oncor Electric and East Bell WSC water line available at the road. New meters are needed.

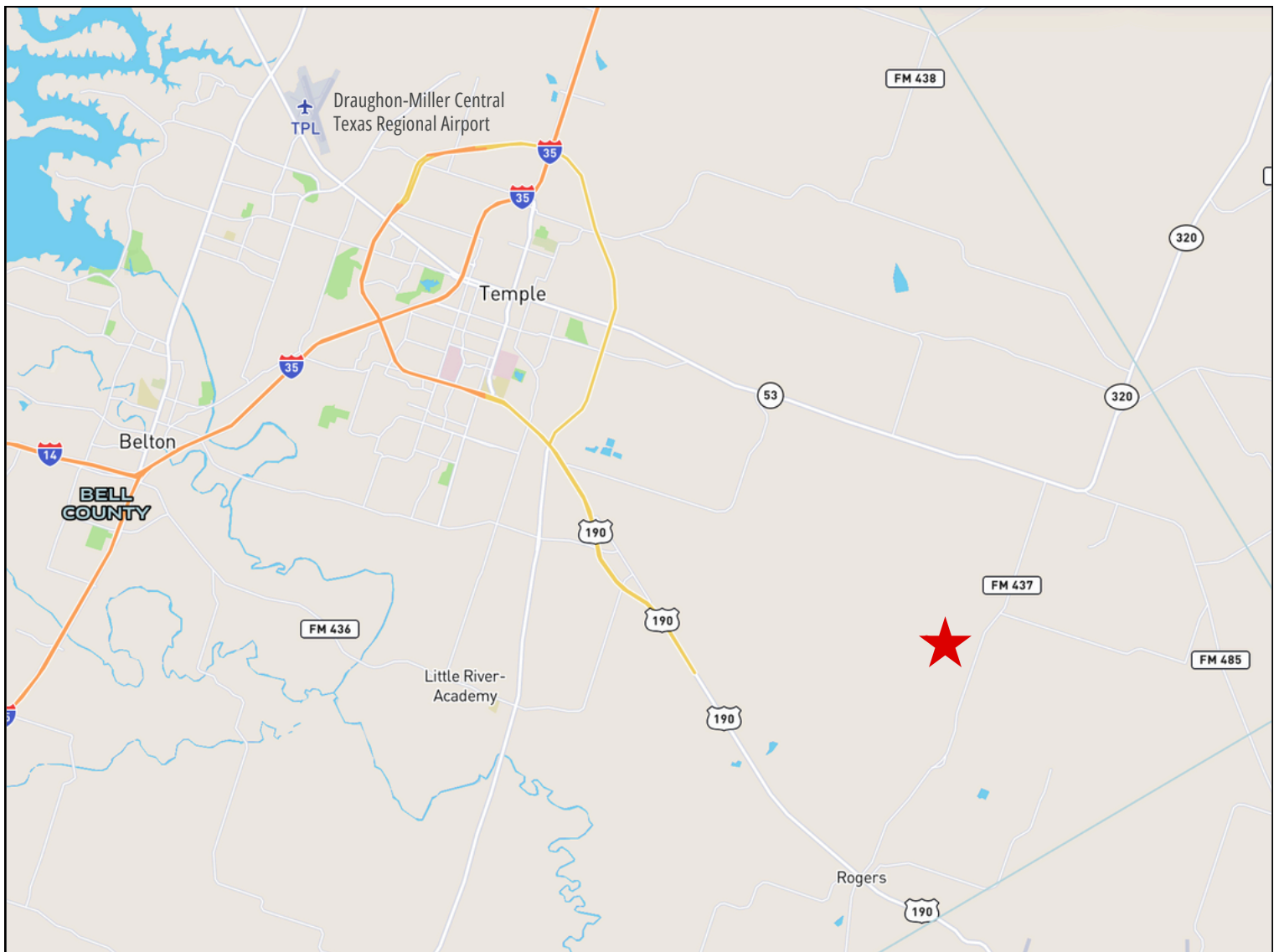
MINERALS - Seller will retain all mineral rights.

TAXES – 2023 taxes were \$45. Bell County, Rogers ISD, Elm Creek Watershed, Clearwater UWCD. Agricultural tax valuation via a verbal hay and crop lease.



Location

- 6 miles to Rogers
- 13 miles to Temple
- 19 miles to Draughon-Miller Central Texas Regional Airport
- 45 miles to Waco
- 83 miles to downtown Austin and Austin-Bergstrom International Airport



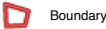
Soil Report



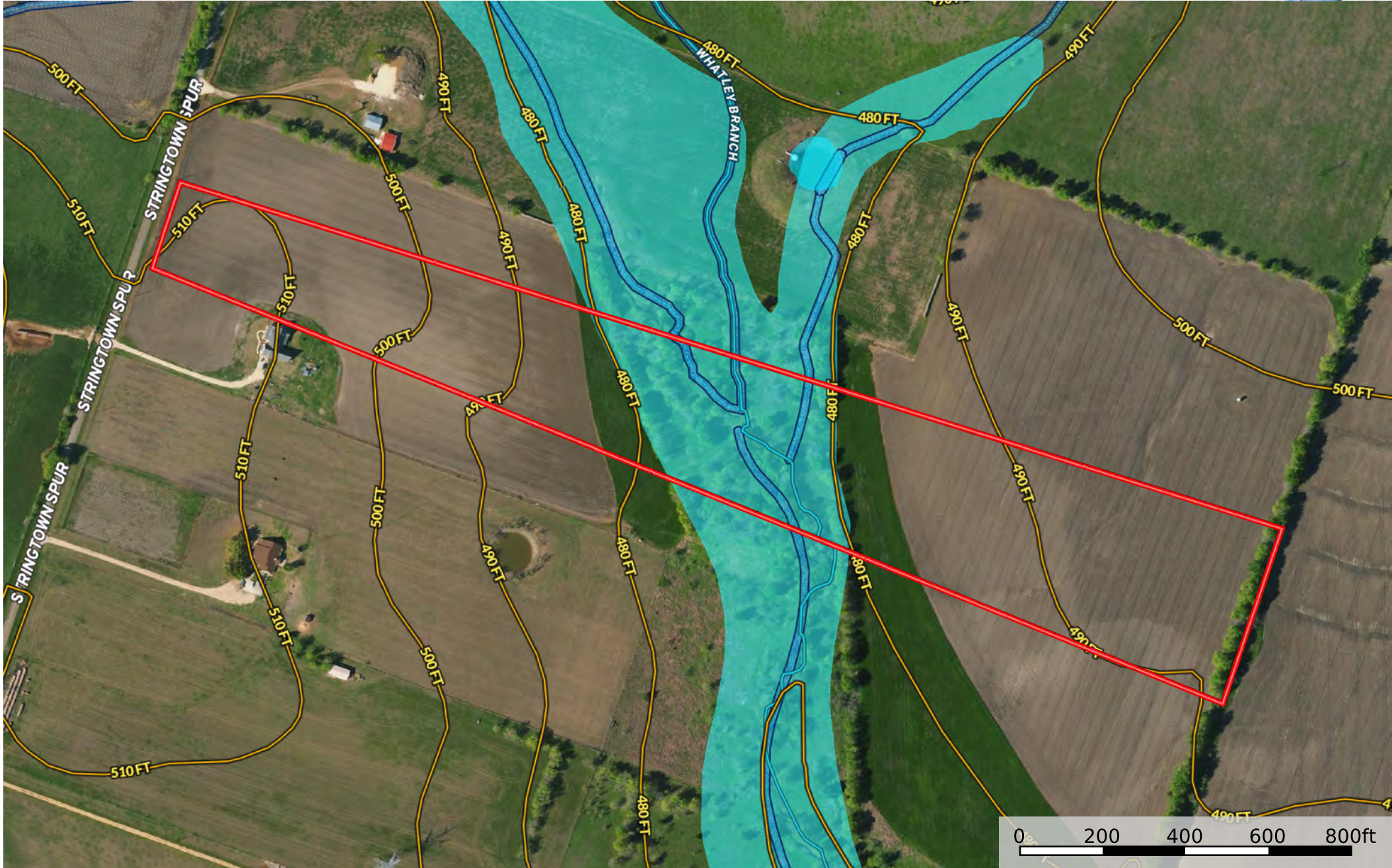
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HeB	Heiden clay, 1 to 3 percent slopes	7.64	36.19	0	42	3e
HoB	Houston Black clay, 1 to 3 percent slopes	7.33	34.72	0	46	2e
TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	3.83	18.14	0	46	5w
AsC	Austin silty clay, 2 to 5 percent slopes, moderately eroded	2.31	10.94	0	26	4e
TOTALS		21.11(*)	100%	-	42.36	3.13

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

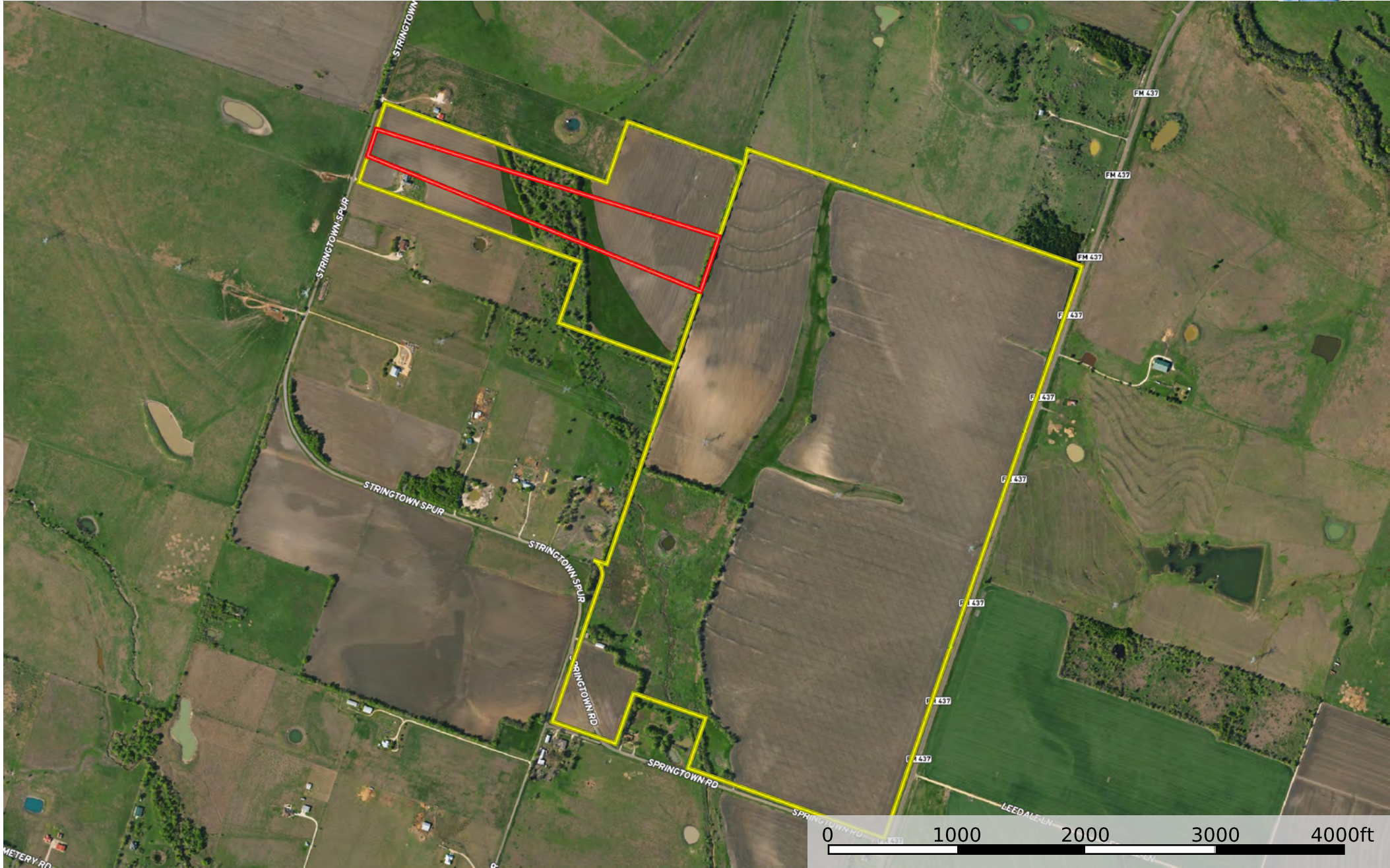
Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								



Boundary



TBD Stringtown Rd, Rogers, TX 76569
Bell County, Texas, 20.996 AC +/-



Boundary Neighbor

TBD Stringtown Rd, Rogers, TX 76569
Bell County, Texas, 20.996 AC +/-

