

Twin Oak Acres

TBD Michulka Ln. Franklin, TX 16 Acres | \$199,000



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Property Description

Twin Oak Acres comprises approximately 14 acres of raw land and 2 acres of improved pasture. The terrain is primarily flat, with gentle elevation changes of less than ten feet. The improved pasture, primarily composed of Bahia grass, offers a solid foundation for expanding grazing acreage. Twin Oak Acres shares a 1.5-acre pond with the neighboring property to the north, which is known to retain water year-round. The landscape features mature Blackjack and Live Oak trees, along with a mix of native brush species common to the area, providing excellent ground cover.

Located just minutes from the up-and-coming town of Franklin, TX, the property is accessed via a private road and is bordered by quality road systems on three sides. The western side features two acres of improved pasture, ideal for livestock and wildlife grazing. Situated in a highly desirable area of Franklin, Twin Oak Acres presents an excellent opportunity for a homestead, recreational retreat, or investment property.

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Twin Oak Acres | Franklin, TX

TREES

Live Oak Blackjack Oak

WILDLIFE

Whitetail deer
Hogs
Waterfowl
Varmint

IMPROVEMENTS

Perimiter Fenced- 4/5 strand barbed wire

UTILITIES

Electricity available at the road

Well Needed- nearby wells range from 200-300 ft deep with average yields of appx 70 GPM

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Location

Robertson County

50 miles to Bryan/College Station, 100 miles to Austin, 129 miles to Houston

Directions

From North Hearne St. in Franklin, turn left onto Little Mississippi Cemetery Rd., travel approximately 7 miles, turn left onto Michulka LN. Drive .11 miles and the property will be on your right.



SCAN HERE TO SEE MORE OF TWIN OAK ACRES

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TBD Michulka Ln, Franklin, TX 77856

Robertson County, Texas, 16 AC +/-





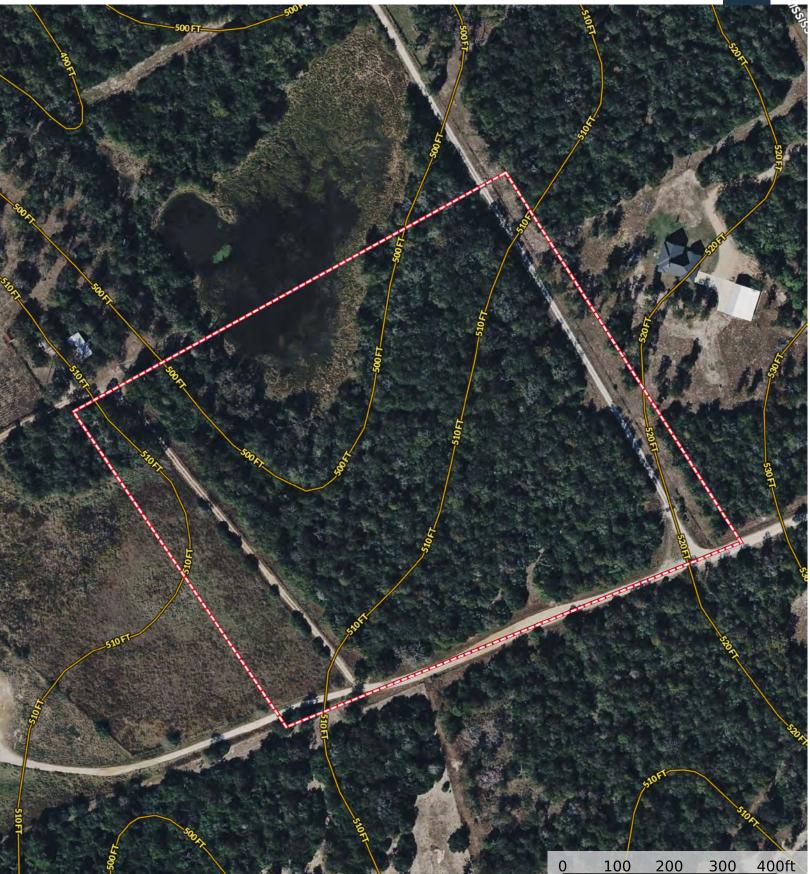


P: 512-497-8284

142 County Road 440

TBD Michulka Ln, Franklin, TX 77856

Robertson County, Texas, 16 AC +/-





Grand LAND

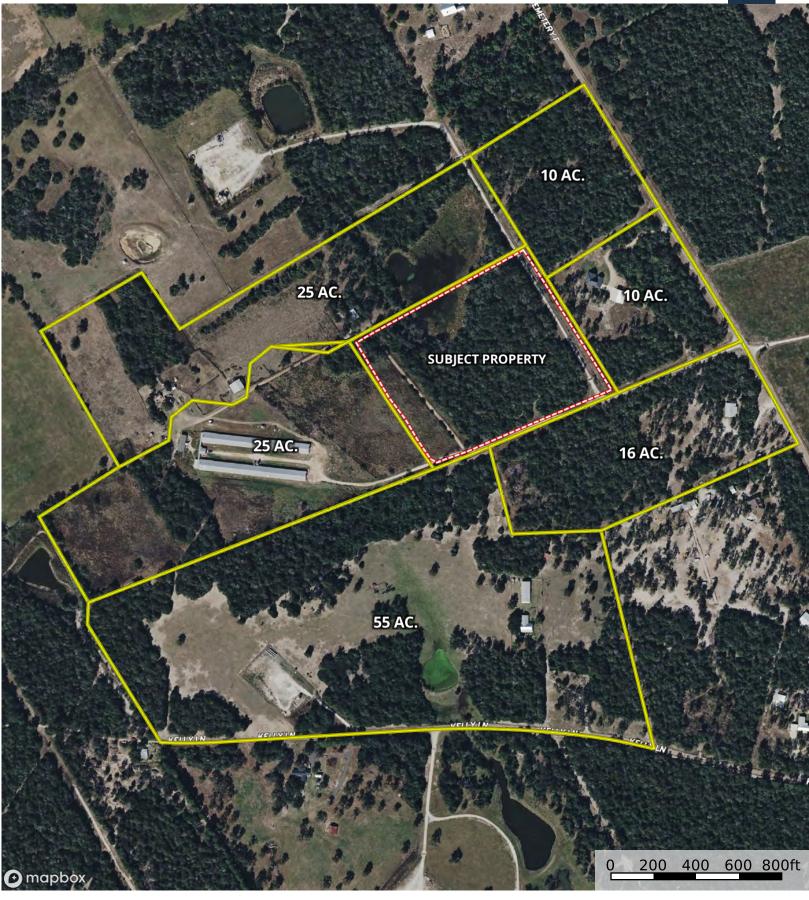
TBD Michulka Ln, Franklin, TX 77856 Robertson County, Texas, 16 AC +/-6 Petteway 79 14 ank FM 46 Bremond Venetia Ridge Hogg FM 977 FM 46 Eloise 6 FM 3 Easterly Nesbitt Hammond Tidwell Prairie Hill Owensville yville New Baden Salter Franklin Eaton rairie Crossroads Kings Highway Elliot Macey **Calvert Junction** Seger Barton FM 46 Edge Branchville Hearne FM 391 Goodland Port Sullivan KLHB **Dunns Fort** FM 974 Union Valley Junction 190 Cottonwood Sutton anover **Tatsie Crossing** Tabor Kurten Gause Nicholas Moore 190 190 Wixon Valley Benchley Reliance 3 79 Mumford Astin FM 974 Steep Hollow Rita Mudville Bryan Fountain Boonville (21) Sims levation 20000 80000ft 40000 60000 Varisco Stone City

Boundary

TBD Michulka Ln. Franklin, TX 77856

Robertson County, Texas, 16 AC +/-





Boundary

Boundary 1