



# *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.

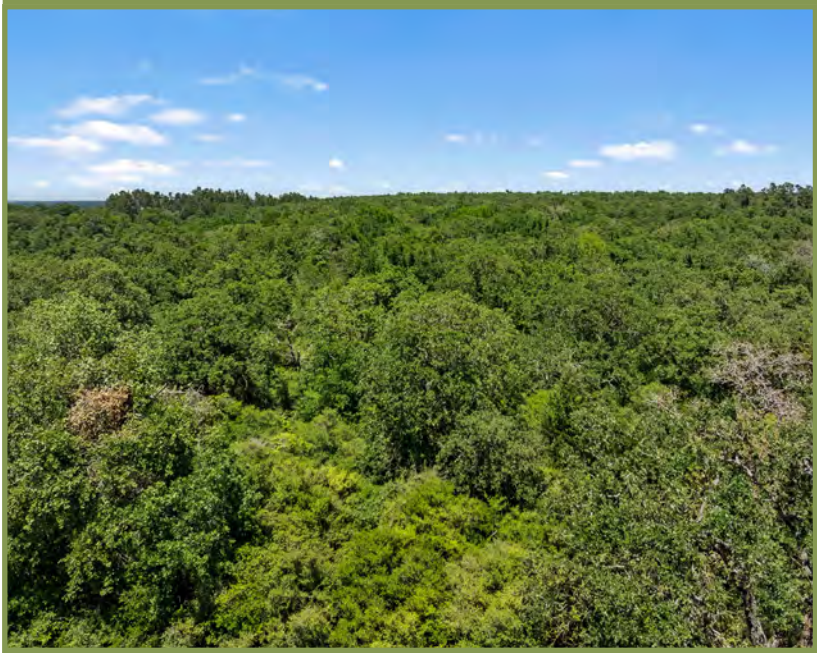
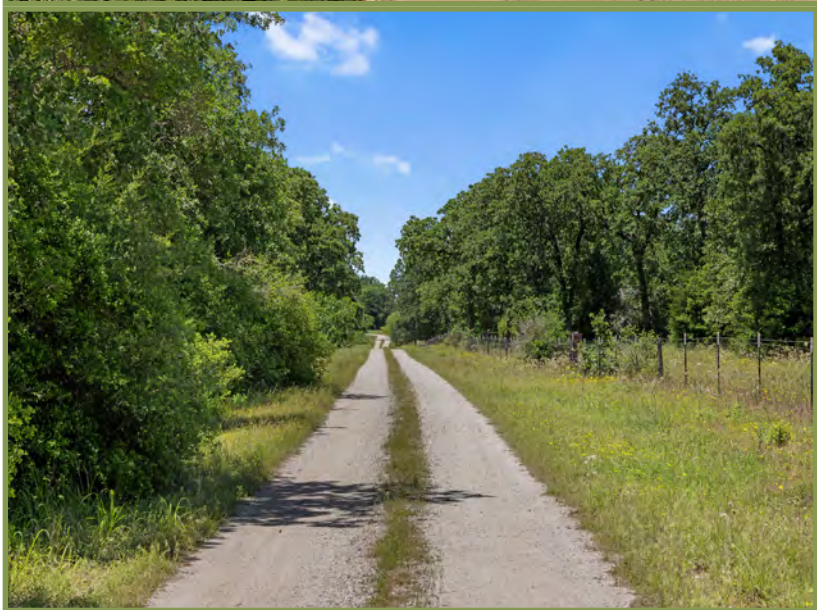
Located just minutes from the up-and-coming town of Franklin, TX, the property is accessed via a private road and is bordered by quality road systems on three sides. The western side features two acres of improved pasture, ideal for livestock and wildlife grazing. Situated in a highly desirable area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

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## TREES

Live Oak  
Blackjack Oak

## WILDLIFE

Whitetail deer  
Hogs  
Waterfowl  
Varmint

## IMPROVEMENTS

Perimeter 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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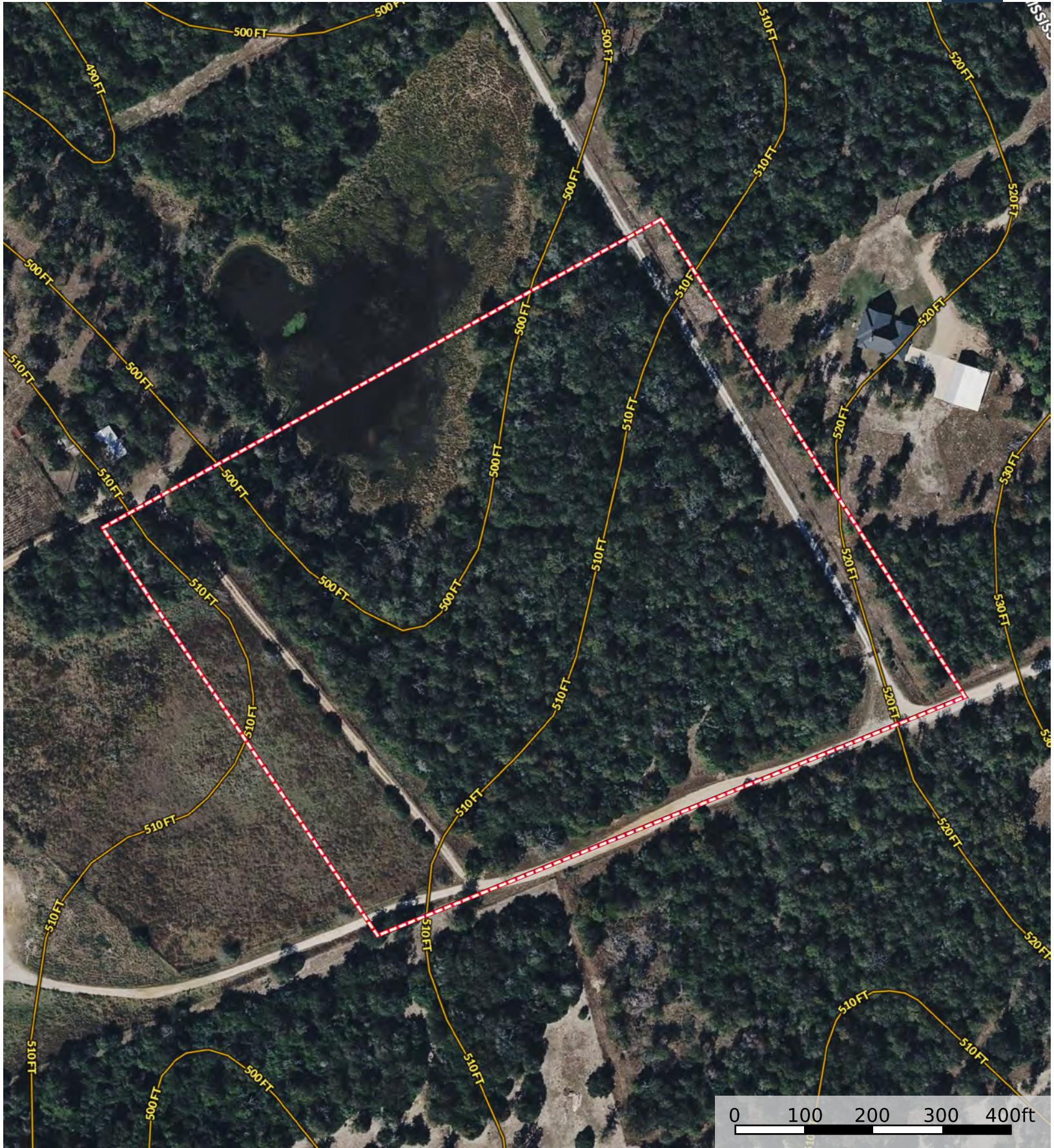
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Boundary





 Boundary



TBD Michulka Ln, Franklin, TX 77856

Robertson County, Texas, 16 AC +/-



Marker Boundary







Boundary Boundary 1