



Oakwater Ranch

267 PR 920, Rochelle, TX
167 Acres | \$1,495,000



Copyright 2026 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.



Dustin Preston

Realtor®- Land Specialist
dpreston@grandland.com

(281) 787-5401

Property Description

Oakwater Ranch features 167 acres of diverse terrain with an excellent blend of productive hay fields, native pasture, and mature hardwoods.

One of the property's defining features is its abundance of water. Three ponds are strategically located throughout the ranch, all fed by Little Brady Creek. The largest pond is supplemented by a 20 GPM water well that has been piped directly to the pond when additional water is needed. Massive Live Oaks, several believed to be centuries old, are scattered throughout the property, creating a setting that is as scenic as it is functional. Additional native hardwoods and brush species provide excellent habitat for whitetail deer, Rio Grande turkey, bobwhite quail, dove, and feral hogs, with the occasional Axis deer also making an appearance.

The combination of productive grazing land, mature hardwoods, dependable water, and exceptional wildlife habitat makes Oakwater Ranch a well-rounded property capable of serving a variety of agricultural and recreational uses.

Copyright 2026 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.



Dustin Preston

Realtor®- Land Specialist

dpreston@grandland.com

(281) 787-5401



Improvements

The improvements at Oakwater Ranch have been thoughtfully maintained, creating a property that is ready for immediate enjoyment and operation. At the heart of the ranch is a beautifully updated 2,500 square foot home featuring 4 bedrooms and 2 full bathrooms. Originally designed with a wraparound porch, the home has been expanded to incorporate the enclosed porch into the living area, creating additional functional living space while maintaining its ranch-style character.

Complementing the home is a 30' × 60' renovated barn, providing excellent space for equipment, livestock, or additional storage. Whether your goals include livestock production, hay operations, or simply enjoying the ranch lifestyle, the existing improvements provide a solid foundation for years to come.

Utilities include electricity supplied by GEXA Energy, a Rochelle rural water meter, a 20 GPM water well, septic system, and RV hookups for added convenience.

Copyright 2026 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.



Dustin Preston
Realtor®- Land Specialist
dpreston@grandland.com
(281) 787-5401



Location

McCulloch County

9 miles to Brady, 32 miles to San Saba, 65 miles to Brownwood, 112 miles to Fredericksburg, 115 miles to Austin, 145 miles to San Antonio.

Directions

From Rochelle, travel east on US Highway 190 for approximately 4 miles. The property will be on the right. Additional access is available from County Road 424.

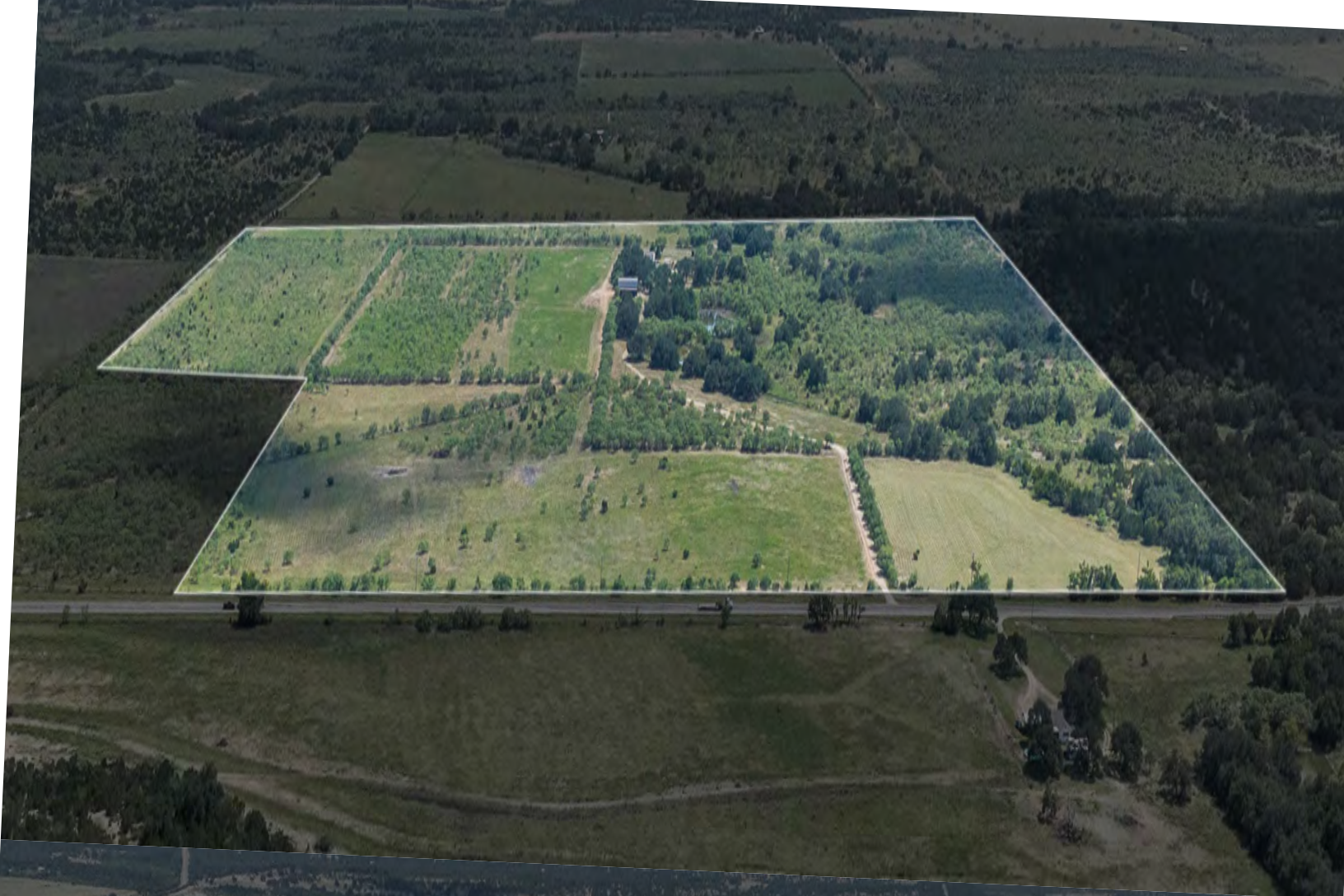


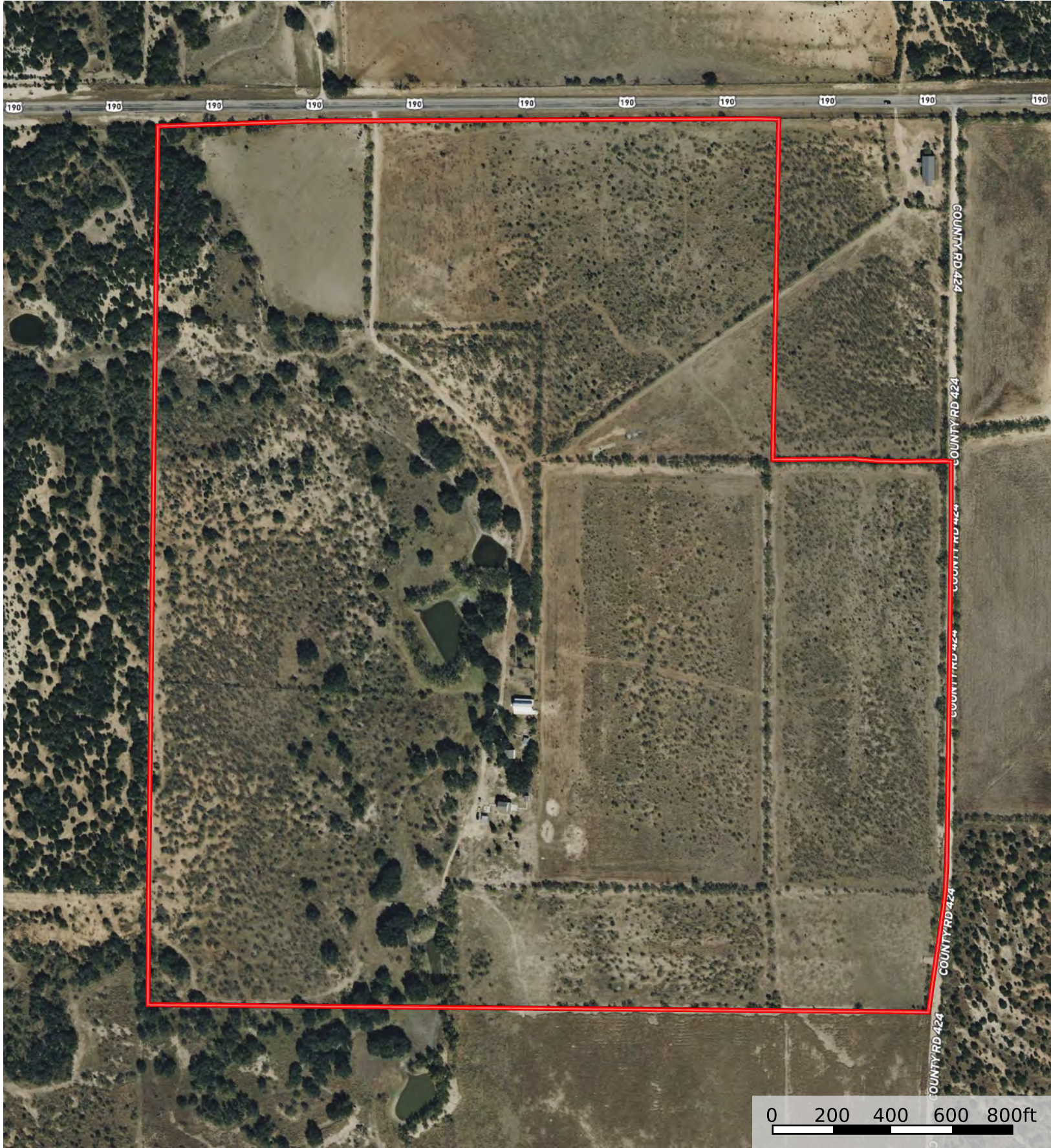
SCAN HERE TO VIEW MORE OF
OAKWATER RANCH

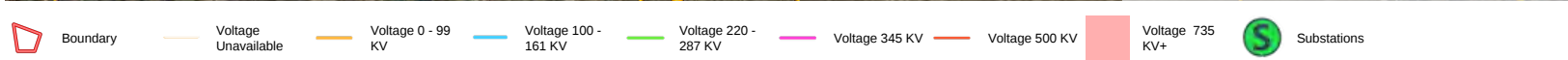
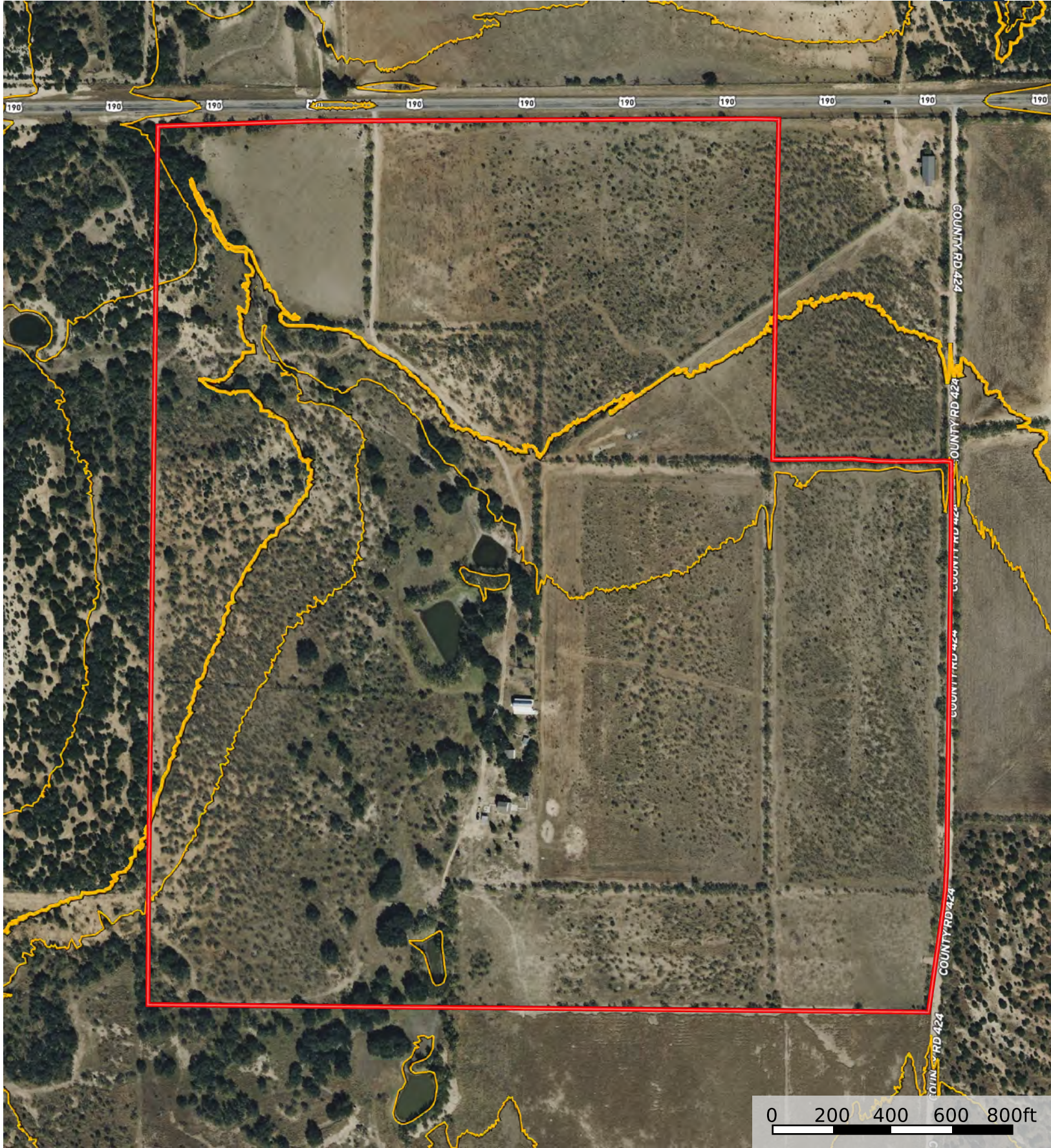
Copyright 2026 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or 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.



Dustin Preston
Realtor®- Land Specialist
dpreston@grandland.com
(281) 787-5401

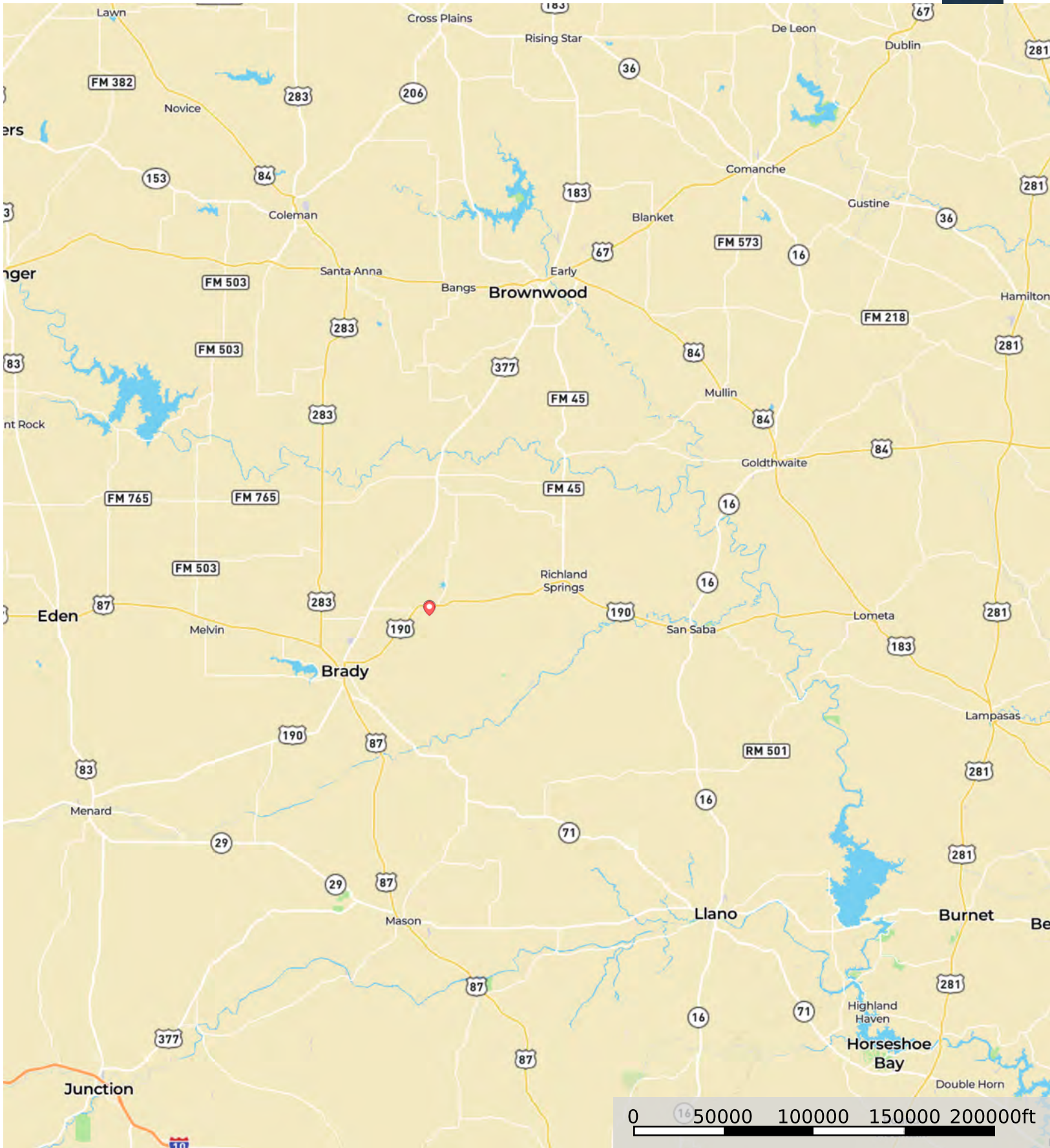






267 Private Road 920, Rochelle, TX 76872

McCulloch County, Texas, 167 AC +/-



Marker Boundary



