

Live Spring Ranch

149 +/-ac | Burleson County | Caldwell, Tx

\$1,650,000

Ryan Swope

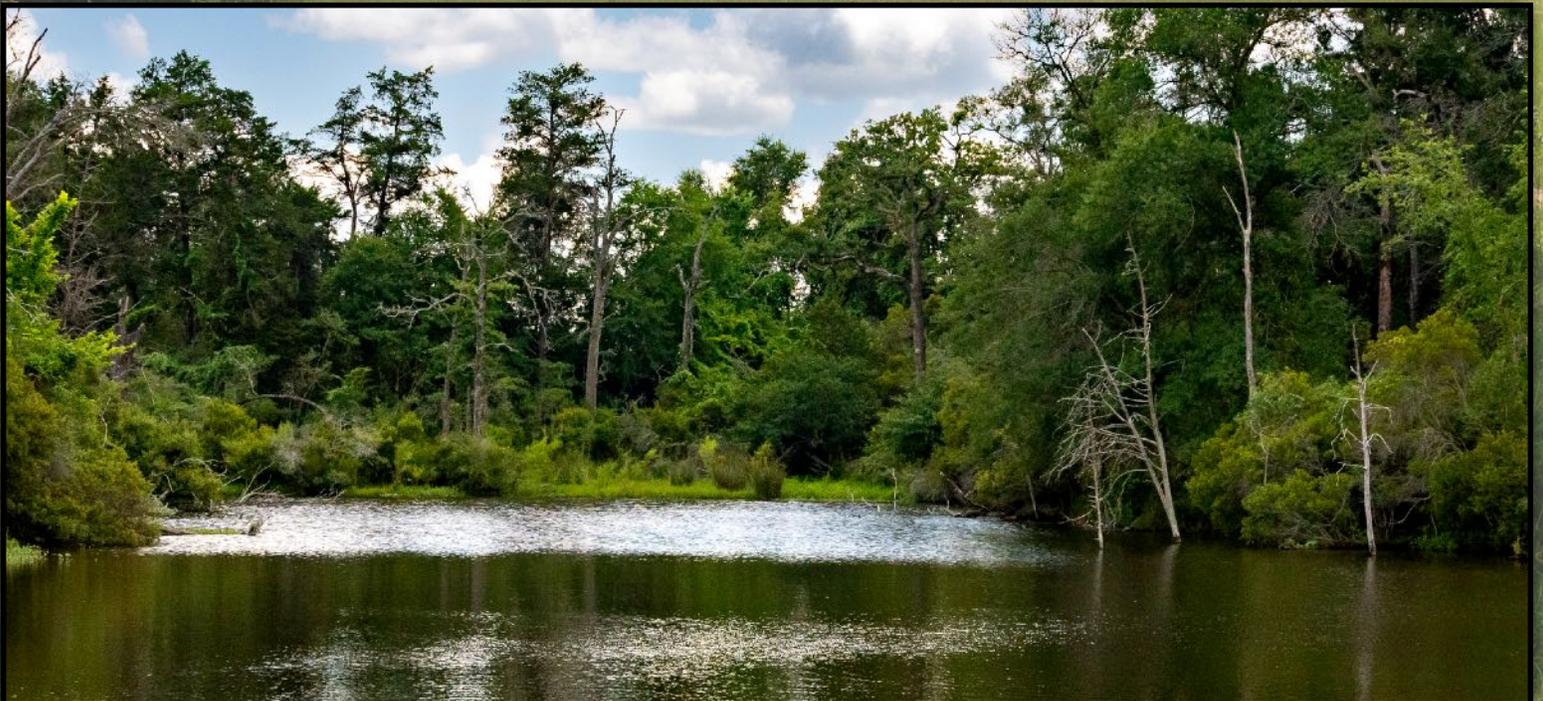
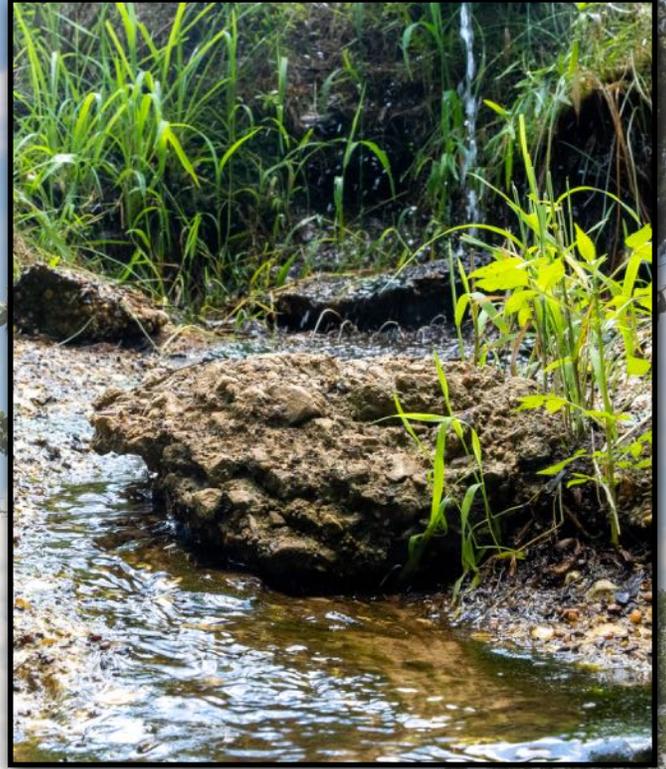
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Jeremy Young

[CLICK HERE TO VIEW LISTING ON SWOPEYOUNG.COM](#)

SUMMARY

This Burleson County 148-acre ranch is gorgeous! With fantastic proximity Aggieland and an impressive 3 +/-acre spring fed lake, it just doesnt get any better than this! The ranch is located halfway between Caldwell and Bryan/ College Station & sits just 25 minutes from Texas A&M University making for the perfect weekend getaway or permanent residence. The property sits elevated over the surrounding countryside with a clear view of Kyle Field. The main feature of this property is the 3+/- acre spring fed lake stocked with largemouth bass,bluegill and crappie. You can see the spring coming out of the ground at the edge of the woods creating an opportunity for a much larger lake to be built. The property is approximately 70% open with dense clusters of trees creating a great habitat for deer and other wildlife. The perimeter of the property is wooded making for a private location for recreation and/or livestock. There are multiple home site locations throughout the land and the property is perimeter and cross fenced and there are no pipelines on the land. There is an additional tank stocked with Catfish. All utilities are in place including power, water well, and septic system. The land offers gentle rolling topography and sand loam soil. Come see all this wonderful tract has to offer.



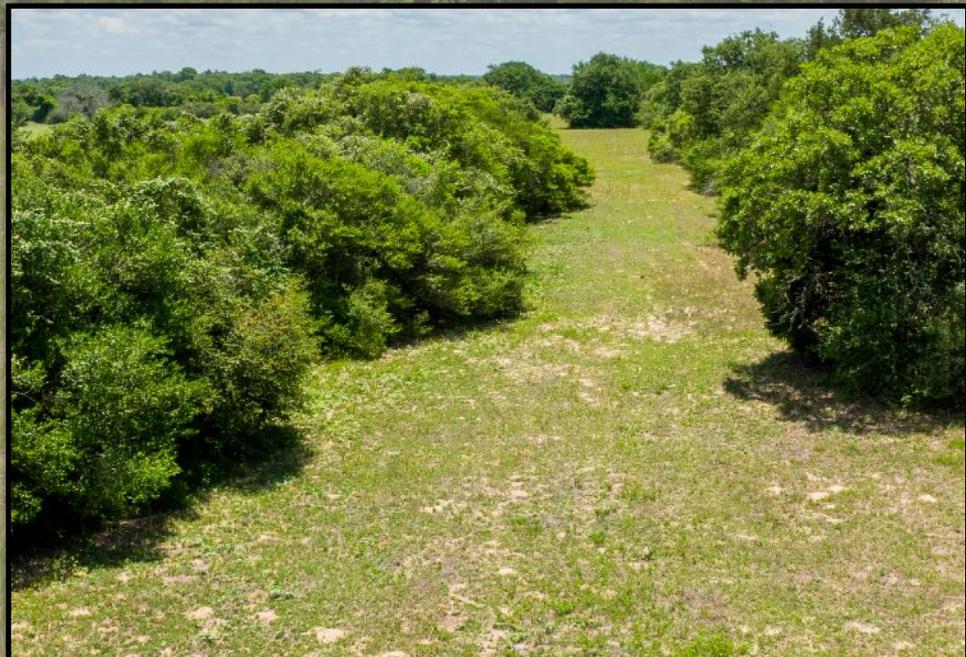
SURFACE WATER

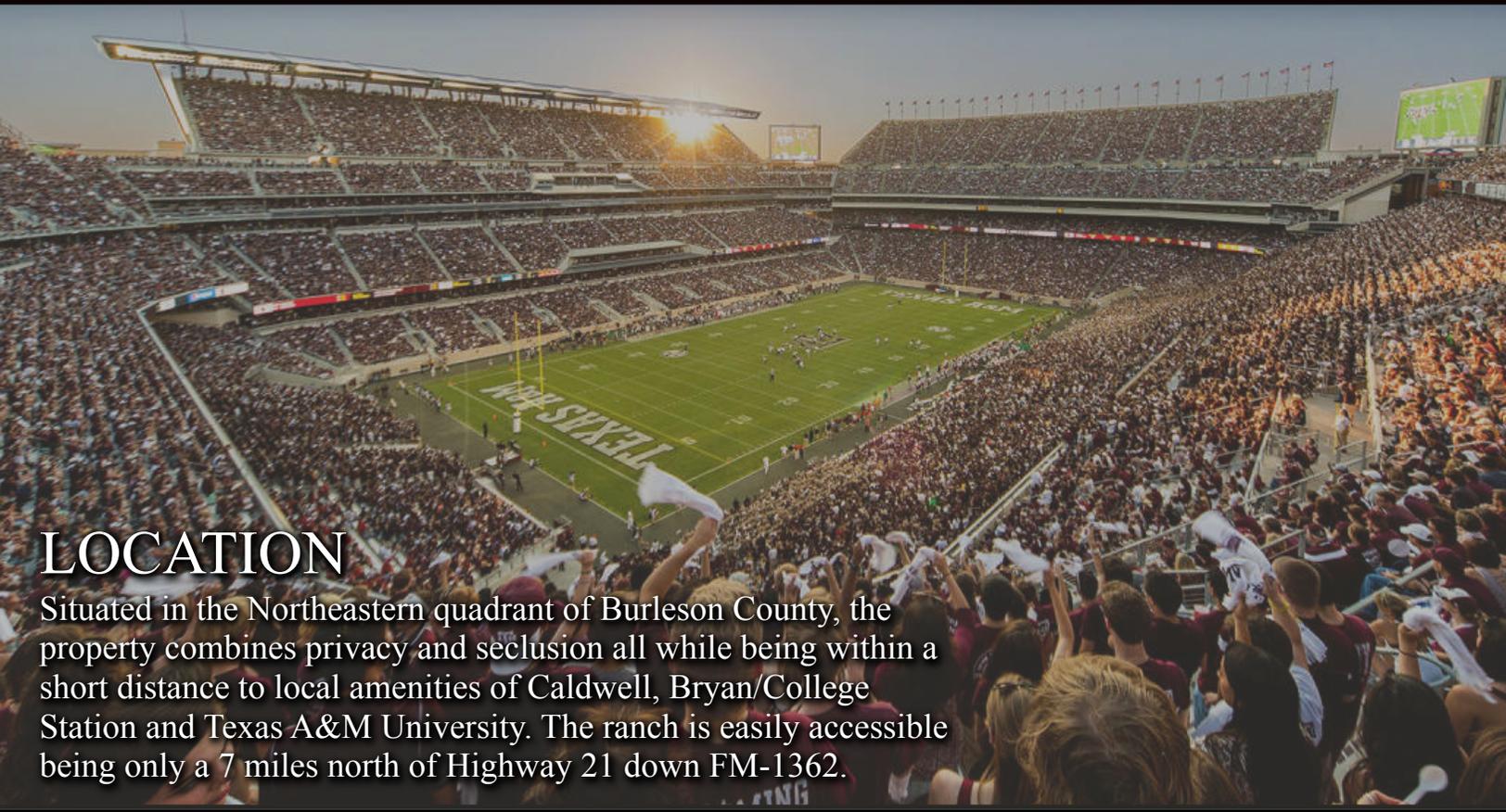
The property encompasses a 3+/-acre spring fed lake and one additional stock tank. The lake is spring fed and crystal clear and is well stocked and ready to be fished! The current watershed and spring could support a much larger lake if wanted.



LAND & TERRAIN

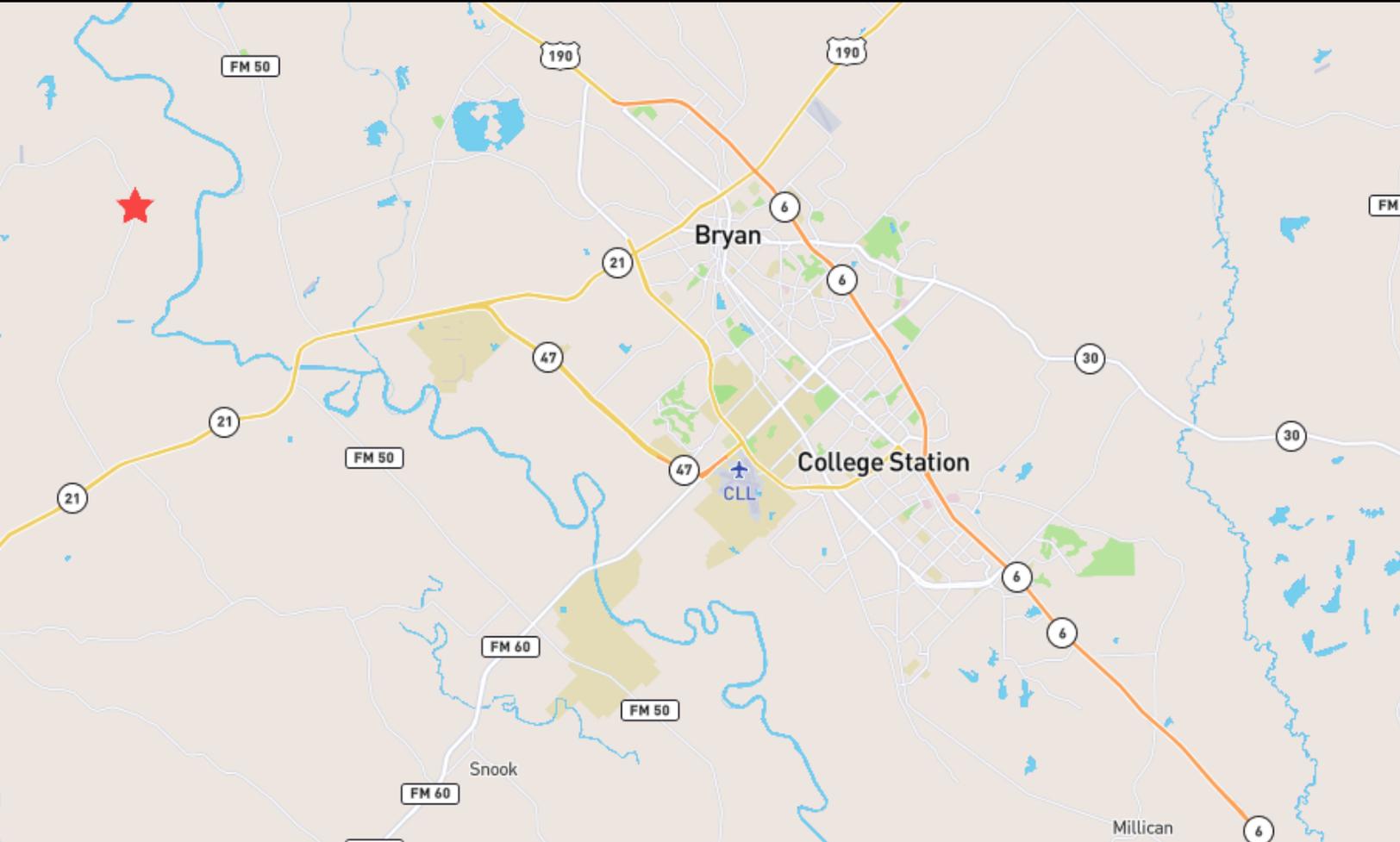
The ranch features a wonderful mix of wooded areas and open areas. The terrain offers over 100 feet of elevation change with the highest point being ~420 feet above sea level and a low of ~300 feet above sea level. This area of Central Texas is known in the agriculture world for its rich, fertile land and highly productive soil. In addition, this part of Burleson County has some impressive views and offers fantastic hunting and recreational opportunities. The ranch is perimeter fenced and has cross-fencing for rotational grazing opportunities. With good fencing, plenty of grass and adequate shade & water, this property is cattle ready.





LOCATION

Situated in the Northeastern quadrant of Burleson County, the property combines privacy and seclusion all while being within a short distance to local amenities of Caldwell, Bryan/College Station and Texas A&M University. The ranch is easily accessible being only a 7 miles north of Highway 21 down FM-1362.



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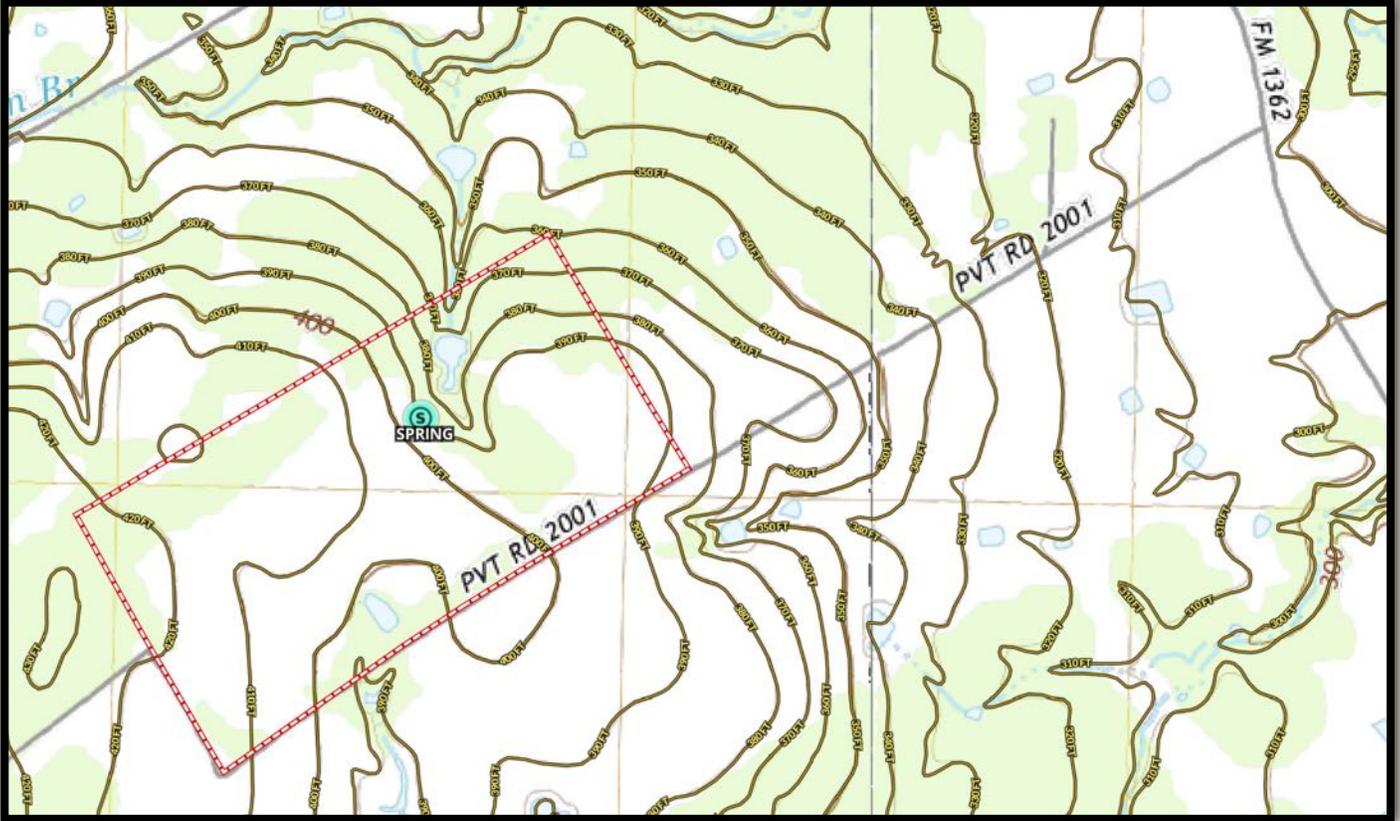


AERIAL MAPS



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