

\$9,793,020 - 8248 County Road 435, Somerville

MLS® #1772512

\$9,793,020

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 652.87 Acres

N/A, Somerville, TX

Tierra Prometida Ranch, translated to the Promise Land, is a +/- 653 acre hunting and cattle ranch with rolling terrain for sale in Burleson County, Texas. This ranch boasts a grand entrance with an automatic gate & a long, gravel driveway. Terra Prometida has been meticulously improved, with sections of hardwoods for the recreational integrity of this property & cleared underbrush & improved pasture land for the agricultural side. The ranch is perimeter fenced, with one side being high-fenced. Cross fencing is also present throughout the property for rotational grazing, along with working pens and established cattle trap & exchange. The East side of the property has been improved for hay production.

Numerous trails have been cleared, along with the perimeter of the property line for easy travel throughout with an ATV. A large pond is present in the central portion of the ranch that sits below a beautiful elevation drop, making an ideal location for a future homesite or hunting cabin. The 5+ ponds on this property are home to Florida bass, Catfish, Bluegill, Crappie, and Sunfish Perch.

The spring-fed creek, Grassy Slough, runs throughout the property and is an attraction for wildlife & livestock alike. Wildlife commonly seen are deer, hogs, dove & duck.

The ranch sits 6 miles south of Snook, on CR 435. 20 miles to Bryan/College Station, 95 Miles to Austin and 98 Miles to Houston.



Essential Information

ListingFeed	abor_vow
MLS® #	1772512
List Price	\$9,793,020
Sale Price	\$8,162,500
Sale Date	April 21st, 2023
Bathrooms	0.00
Acres	652.87
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	8248 County Road 435
Subdivision	N/A
City	Somerville
County	Burleson
State	TX
Zip Code	77879

Amenities

Utilities	Electricity Available, Water Available
View	Pasture, Pond, Rural, Trees/Woods
Waterfront	Creek, Pond

Exterior

Lot Description	Many Trees, Trees Medium Size, Trees Small Size, Cleared, Native Plants, Rolling Slope, Trees Large Size
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School Information

District	Snook Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District