

\$1,870,000 - 226 Cr 273, Bremond

MLS® #2431510

\$1,870,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 222.22 Acres

N/A, Bremond, TX

Mussel Beach Ranch is one of the finest land holdings in Falls County and is a spotless example of what landowners can accomplish with patience, sound management, and love for the land. This picturesque ranch is diverse in every way. While it appears mostly wooded, there are large, cleared areas and sparse understory that make the ranch feel open and inviting. There are several forested parts that provide perfect cover for native wildlife, which thrive in the well-managed woodlands and fields. There are two large man-made fishing ponds on the property, one smaller pond, and two active creeks. Willow Creek flows year-round on the west side of the property, while a wet-weather branch on the northeast side is currently impounded by a beaver dam, which creates a beautiful micro-ecosystem in the middle of the ranch. The low-lying areas of the property meet a centralized ridgeline with some 65 feet of rise. This striking topography, coupled with a manicured ATV/UTV trail system, makes the ranch feel big and private. There are two one-room cabins complete with A/C, a Quonset-style equipment barn, two water wells, electricity onsite, and 6 entrances into the property along the 5,200 feet of road frontage. The ranch is boundary fenced with barbed wire in fair condition. No restrictions, pipelines, transmission lines, access easements, or other known encumbrances. Mineral rights are negotiable. Agricultural tax valuation.



Essential Information

ListingFeed	abor_vow
MLS® #	2431510
List Price	\$1,870,000
Sale Price	\$1,856,198
Sale Date	July 29th, 2022
Bathrooms	0.00
Acres	222.22
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	226 Cr 273
Subdivision	N/A
City	Bremond
County	Falls
State	TX
Zip Code	76629

Amenities

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

Exterior

Lot Description	Many Trees, Trees Large Size
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School Information

District	Other
Middle	Bremond