

\$1,680,000 - Tbd Fm 413, Rosebud

MLS® #6114491

\$1,680,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 224.50 Acres

N/A, Rosebud, TX

Hickerson Farm is part of an original 1800s Falls County settlement. It's 224 acres of fertile, flat ground, making this property ideal for a long-term investment hold while still enjoying income production from farming or leasing. The farm is currently leased for crop production. There are three small ponds on the farm and scattered trees along the interior fence lines. The silty loam soils are fertile, and there is no known floodplain, pipelines, transmission lines, or other encumbrances to development. There is a 3-inch Bell-Milam-Falls Water Supply line along the length of the road frontage and Heart of Texas electricity around the perimeter. There is an old barn and a set of working pens on the property which hold no value. The seller owns all or part of the minerals. The property is maintained under the 1-d-1 Open Space Agricultural Tax Valuation, current taxes are \$615.



Essential Information

ListingFeed	abor_vow
MLS® #	6114491
List Price	\$1,680,000
Sale Price	\$1,584,456
Sale Date	June 2nd, 2022
Bathrooms	0.00
Acres	224.50
Type	Farms and Ranches

Sub-Type	Ranch
Status	Closed

Community Information

Address	Tbd Fm 413
Subdivision	N/A
City	Rosebud
County	Falls
State	TX
Zip Code	76570

Amenities

Utilities	Electricity Available, Water Available
View	None
Waterfront	None

Exterior

Lot Description	Agricultural, Cleared, Level
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School Information

District	Rosebud-Lott ISD
Elementary	Rosebud
Middle	Rosebud-Lott
High	Rosebud-Lott