

# \$1,180,039 - 000 Cr 257, Bremond

MLS® #6342556

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## \$1,180,039

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 262.23 Acres

No, Bremond, TX

262+/- secluded acres of rich, bottom land on the Robertson and Falls County line. Ideal for a cow/calf operation or perfect too as a recreational property, this land is perimeter fenced and cross-fenced for livestock with a set of pipe pens in good working condition, seven livestock tanks/ponds and the Little Brazos River and Polecat Creek running through it.

The Little Brazos River tributary, shaded by a thick canopy of massive native pecans and cottonwood trees, has water, even during dry times and is a gathering spot for the plentiful wildlife including; white-tail deer, wild hogs and coyotes. Polecat Creek is a wet-weather creek.

The bulk of the property was partially cleared to run cattle, but has big oak trees scattered throughout and features a protective perimeter of trees running along the eastern edge of the property. Rural water is not available right now and due diligence is needed for drilling a water well, but a gentle rise in the property, not far off of CR 257, offers a beautiful building site that overlooks the entire place and a building/home with a rainwater collection system in place would make this property a great home place too!



## Essential Information

ListingFeed	abor_vow
MLS® #	6342556

List Price	\$1,180,039
Sale Price	\$1,090,000
Sale Date	June 5th, 2024
Bathrooms	0.00
Acres	262.23
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	000 Cr 257
Subdivision	No
City	Bremond
County	Falls
State	TX
Zip Code	76629

### **Amenities**

Utilities	Electricity Available, See Remarks
View	Pond, Pasture, Rural, Trees/Woods
Waterfront	Creek, See Remarks
Has Pool	Yes

### **Exterior**

Lot Description	Cleared, Gentle Sloping, Many Trees, Trees Large Size, Trees Medium Size
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### **School Information**

District	Marlin Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District