

\$4,320,000 - Tbd E Main Street, Troy

MLS® #8268760

\$4,320,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 233.45 Acres

N/A, Troy, TX

A unique 233-acre development or investment property with road frontage on over 80% of the perimeter including 3,900 feet on FM 935 (E. Main St). Approximately 42 acres along the western boundary are inside the city limits of Troy. This site has great long-range views, rolling topography, minimal floodplain and is located just 0.8 miles from I-35 and 9 miles to Temple making this property very attractive to the developer and investor. This Blackland Prairie site has deep productive soils of Austin Silty Clay and Houston Black Clay. The owner has been utilizing the property primarily for hay production and has produced over 1,300 round bales in 2021 in two cuts. The grass is a mixture of improved grasses such as Haygrazer and Coastal Bermuda.

Approximately 70 acres has also been under cultivation with various row crops. The rolling topography has over 100 feet of elevation change with the highpoint being in the southwest corner then gently sloping towards the northeast. There is a small riparian area in the NE corner which has a wet-weather creek, mature trees, and approximately 5 acres of floodplain. Along the multiple drainages, there are 4 ponds that appear to be permanent water sources with a couple others that hold water temporarily. Trees observed on the property include American Elm, Cottonwood, Ash, Hackberry, Black Willow and Cedar Elm. There is barb-wire fencing along the perimeter ranging from good to poor shape. Other vertical improvements include grain silos,



storage buildings, a good set of pipe cattle pens, truck scale, and office which are in a 10-acre area that could be removed from the sale. Minerals are negotiable. Agricultural tax valuation.

Essential Information

ListingFeed	abor_vow
MLS® #	8268760
List Price	\$4,320,000
Sale Price	\$4,391,090
Sale Date	January 28th, 2022
Bathrooms	0.00
Acres	233.45
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	Tbd E Main Street
Subdivision	N/A
City	Troy
County	Bell
State	TX
Zip Code	76579

Amenities

Utilities	Electricity Available, Water Available
View	Panoramic, Pasture
Waterfront	Pond, Seasonal

Exterior

Lot Description	Agricultural, Rolling Slope
-----------------	-----------------------------

School Information

District	Troy ISD
Elementary	Troy
Middle	Troy

High

Troy