

\$1,475,000 - 1079 County Road 314, Rockdale

MLS® #9950987

\$1,475,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 136.11 Acres

NONE, Rockdale, TX

Yegua creek ranch is a stunning property, full of opportunity for its next owner. This property offers multi-use potential, all in a great location. Use for the weekend, build a new home, run cattle or just get away for a while. The options are endless.

At +/-129 acres, the property has ample room to take advantage of from bottom land to hilltop and everywhere in between. It is approximately 60% wooded and 40% open. The property is currently used for grazing and hunting.

Two ponds are in place and full of fish. When full, the largest pond is nearly 3 acres in size. The smaller pond is roughly 1/8 acre in size. Both ponds serve both livestock and wildlife alike.

Yegua creek forms a portion of the boundary on the north side of the property, meandering some 2000' long its path. This winding and wild creek offers seasonal enjoyment and its thick cover and water provides for many ducks, hogs, deer, predators and more. There are multiple driving trails on the property for ATV's and horses alike.

A well-built 40x60' barn is in place and ready to use for storage, workshop etc. This barn has concrete floors, roll up doors and was plumbed for water and power. A water well also sits near the barn, but the current



condition is unknown. This area near the barn is prime for a building site for a home, cabin or more, with great views into the Yegua bottom, dotted with large pecans. The property has good perimeter fencing, with yegua creek fenced out for cattle. Additional fencing will be needed along the eastern side.

This ranch is in a great location, just south of Rockdale and just 1 mile down CR 314 off of HWY 79. Under 10 minutes to local amenities in Rockdale. Approximately 1 hour from Round Rock area, 35 minutes to Taylor, and about 45 minutes to Bryan/College Station.

Some reasonable property restrictions will apply for trash, junk etc. Ag exemption is in place!

Essential Information

ListingFeed	abor_vow
MLS® #	9950987
List Price	\$1,475,000
Sale Price	\$1,400,000
Sale Date	February 21st, 2023
Bathrooms	0.00
Acres	136.11
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	1079 County Road 314
Subdivision	NONE
City	Rockdale
County	Milam
State	TX
Zip Code	76567

Amenities

Utilities	Above Ground Utilities
View	Trees/Woods, Pond
Waterfront	Seasonal

Exterior

Lot Description	Gentle Sloping, Many Trees
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School Information

District	Rockdale ISD
Elementary	Rockdale
Middle	Rockdale
High	Rockdale