

**Round Prairie Ranchette T4**  
T4 Round Prairie Road  
Huntsville, TX 77320

**\$153,882**  
10.650± Acres  
Walker County



**Round Prairie Ranchette T4**  
**Huntsville, TX / Walker County**

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**SUMMARY**

**Address**

T4 Round Prairie Road

**City, State Zip**

Huntsville, TX 77320

**County**

Walker County

**Type**

Hunting Land, Recreational Land, Timberland, Undeveloped Land

**Latitude / Longitude**

30.853465 / -95.782873

**Acreage**

10.650

**Price**

\$153,882

**Property Website**

<https://ranchrealestate.com/property/round-prairie-ranchette-t4-walker-texas/97013/>



## Round Prairie Ranchette T4 Huntsville, TX / Walker County

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### **PROPERTY DESCRIPTION**

Walker County presents a rare opportunity to secure over 10 acres of unrestricted land on Round Prairie Road in Huntsville, Texas. These parcels offer the ideal mix of accessibility and privacy, with both tracts featuring county maintained caliche road frontage.

The property benefits from established electric service already available at the roadside through MidSouth Electric Co-op (along with fiber optic internet). The property's natural elevation provides excellent drainage and multiple build sites, perfect for positioning your dream home to capture scenic views across the Texas landscape.

This land represents the ideal blank canvas for your vision, with no zoning restrictions limiting your plans. Whether you're considering a permanent residence, weekend retreat, agricultural operation, or long-term investment, these parcels provide the flexibility to pursue your goals without unnecessary constraints.

Water and sewer infrastructure will require well and septic installation, common for properties in this region. The sandy loam soil found throughout Walker County supports diverse agricultural applications and makes for solid building foundations.

Strategically positioned just minutes from Huntsville, residents get the best of both worlds-peaceful country living with easy access to the city. The property sits within easy reach of essential services including grocery stores, healthcare facilities, and educational institutions like Sam Houston State University. Outdoor enthusiasts will appreciate the proximity to Sam Houston National Forest and Lake Livingston, offering year-round recreational activities.

Recent market analysis indicates steady appreciation for land in Walker County, particularly parcels with road frontage and utility access. The area's strategic location between Houston (70 miles south) and Dallas makes it increasingly desirable for those seeking the Texas rural lifestyle without sacrificing metropolitan connections.

The moderate climate supports year-round outdoor activities and agricultural pursuits. The established hardwood trees provide natural beauty, shade, and wildlife habitat while still leaving ample open space for development. Wildlife enthusiasts will appreciate the diverse ecosystem supporting deer, turkey, and various bird species.

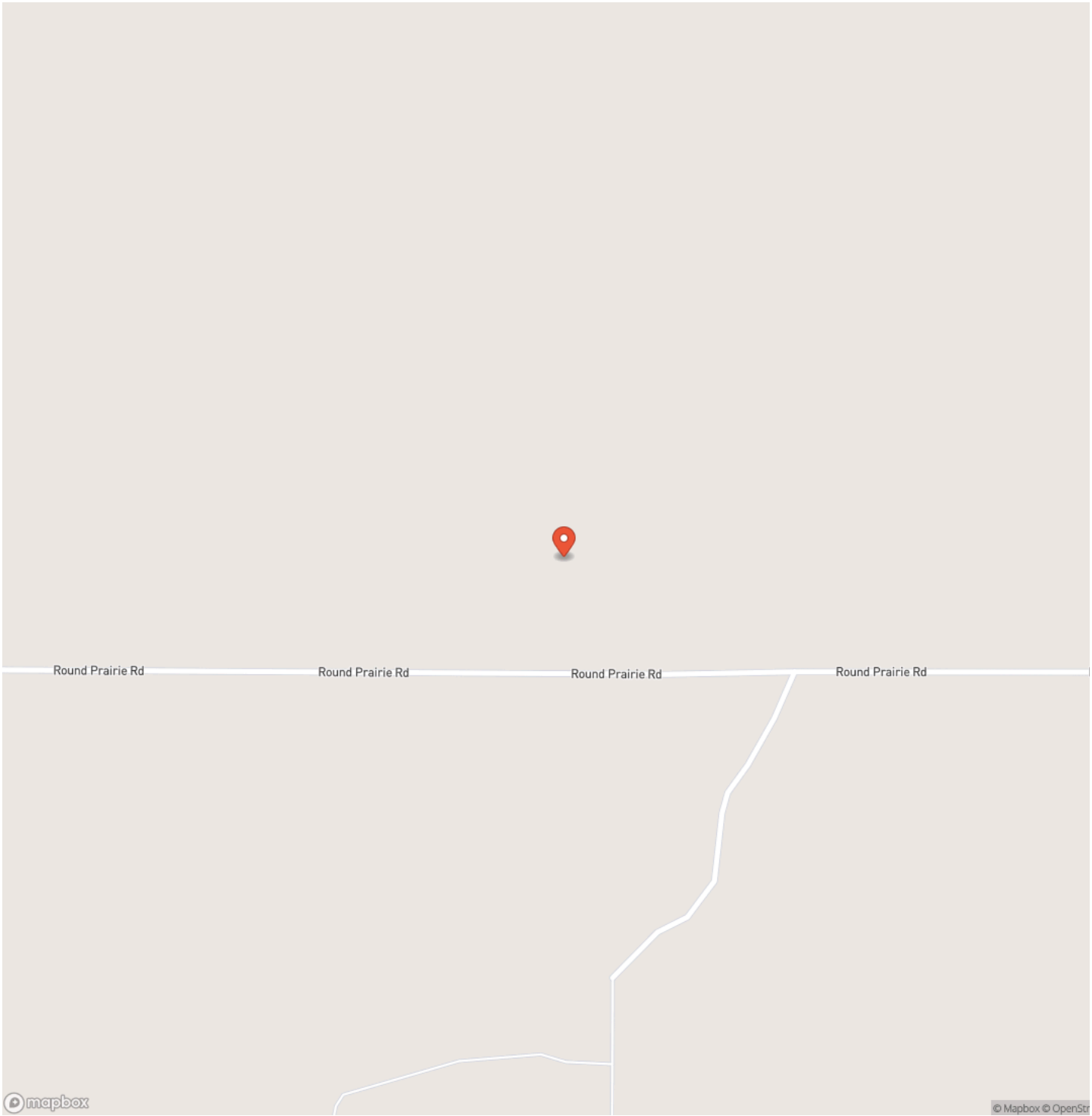
This property is currently under timber exemption, making the property taxes extremely affordable. A brand new manufactured home can be permanently placed on this land by the owners. Owner financing available. Contact the listing agent for more information today!

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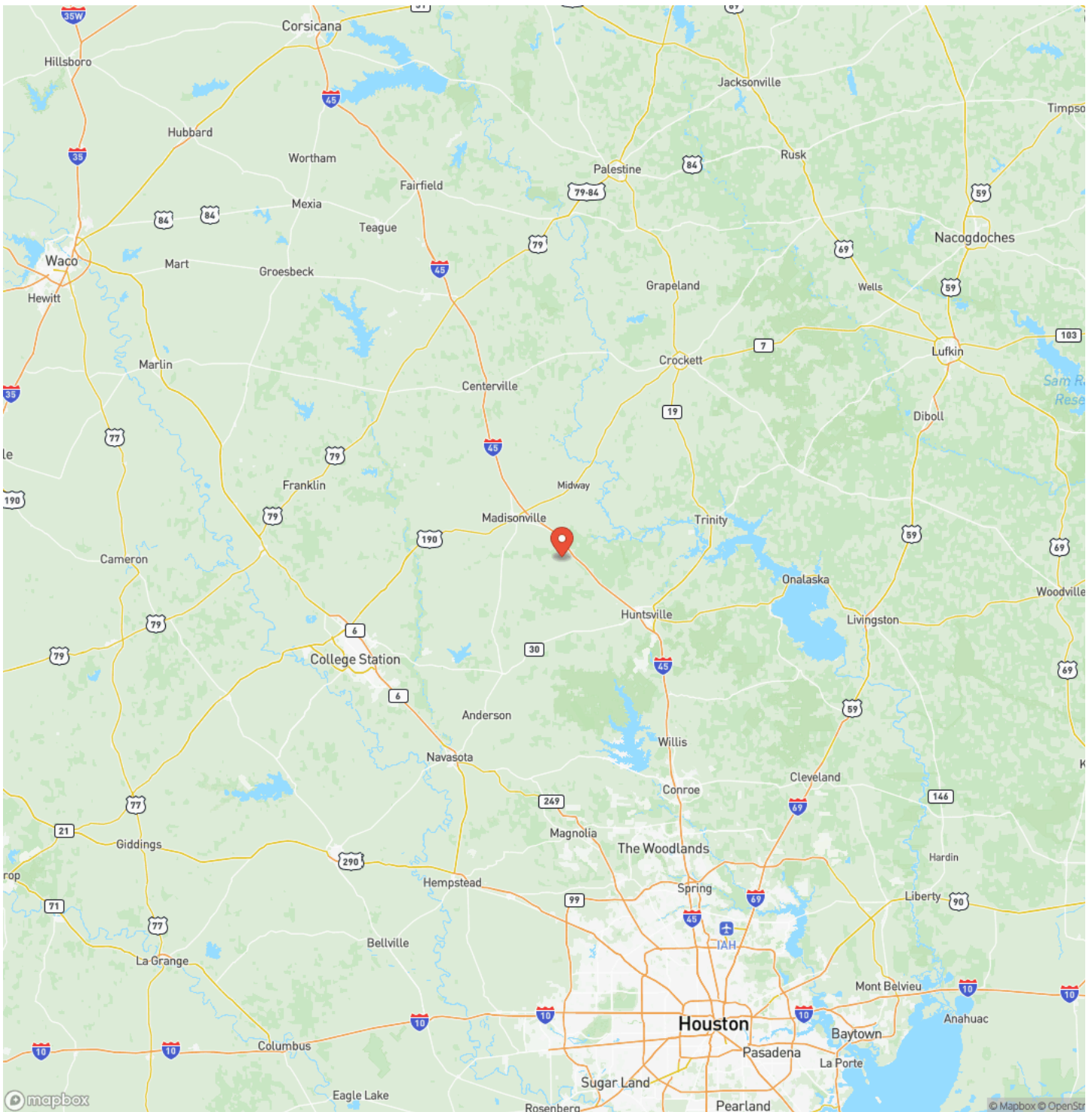
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# Locator Map



## Locator Map



## Satellite Map



## Round Prairie Ranchette T4 Huntsville, TX / Walker County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Whitley Fisher

## Mobile

(830) 460-0839

## Email

Whitley@CapitolRanch.com

## Address

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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