

13 Acres | Providence Road | T-8 | Iron Bridge
Ranchettes
Red Hill Road
Calvert, TX 77837

\$199,547
13.21± Acres
Robertson County



MORE INFO ONLINE:
www.homelandprop.com

13 Acres | Providence Road | T-8 | Iron Bridge Ranchettes
Calvert, TX / Robertson County

SUMMARY

Address

Red Hill Road

City, State Zip

Calvert, TX 77837

County

Robertson County

Type

Recreational Land, Farms

Latitude / Longitude

30.928133 / -96.646717

Acreage

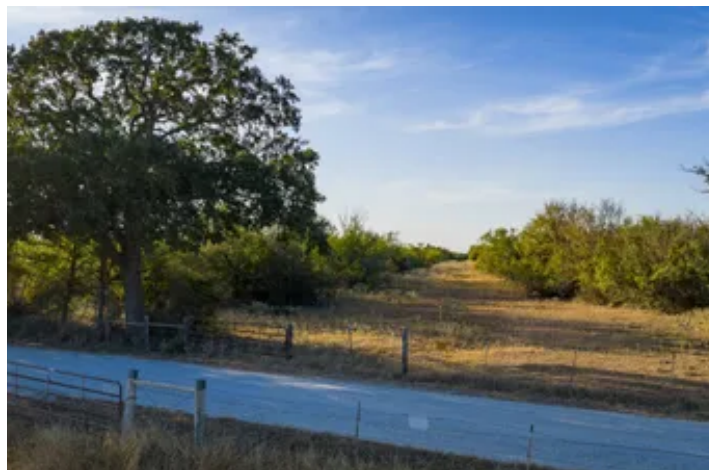
13.21

Price

\$199,547

Property Website

<https://homelandprop.com/property/13-acres-providence-road-t-8-iron-bridge-ranchettes/robertson/texas/95501/>



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PROPERTY DESCRIPTION

The Iron Bridge Ranchettes, nestled in Robertson County near Bryan/College Station and conveniently close to Highway 6 on the way to Waco, offer 13 carefully curated tracts from about 10.4 to just over 31 acres. With well-maintained county road access and approximately 90 feet of elevation change across the property, access is a breeze, and the views are stunning. Tracts 1 to 3 are fully wooded with trails; tracts 4 to 7 are open pasture; tracts 8 to 9 balance woods and pasture, while tracts 10 to 13 feature open pasture along the live water 'Mud Creek' and the intersection of the Little Brazos River. Tract 5 highlights a 2019 barndominium (approx. 2,200 sq. ft.) with a new garage/shop and a pond. Each tract offers scenic terrain, utilities, ag exemptions, and endless potential—perfect for ranching, recreation, or your future homesite. With the diversity of this offering, there is sure to be something for everyone. Close enough to town, but far enough to see the stars. Come take a look! Seller believes to own 25% of oil/gas minerals which will convey with sale - buyer to independently verify.

Utilities: Electric available, Water available or well

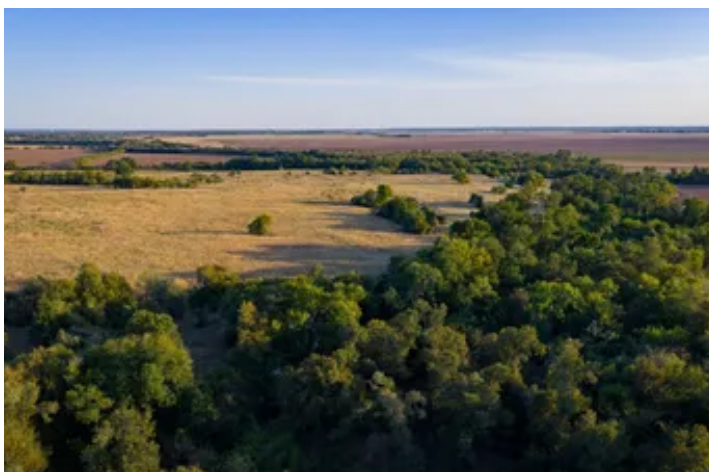
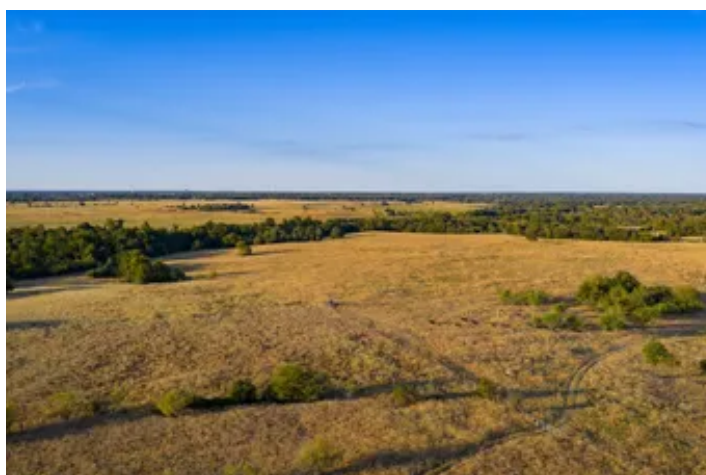
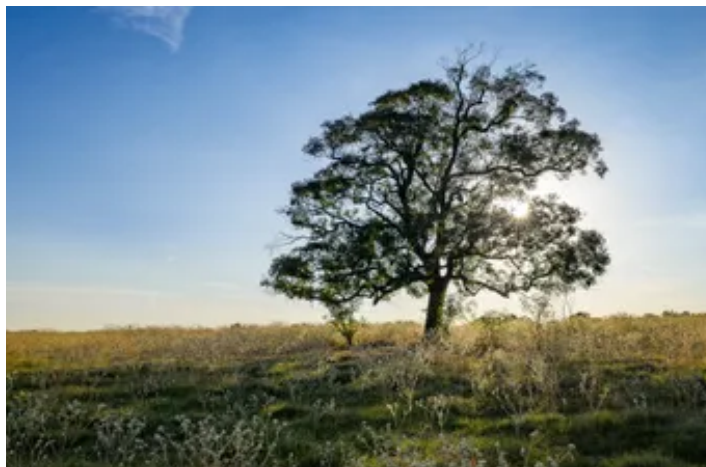
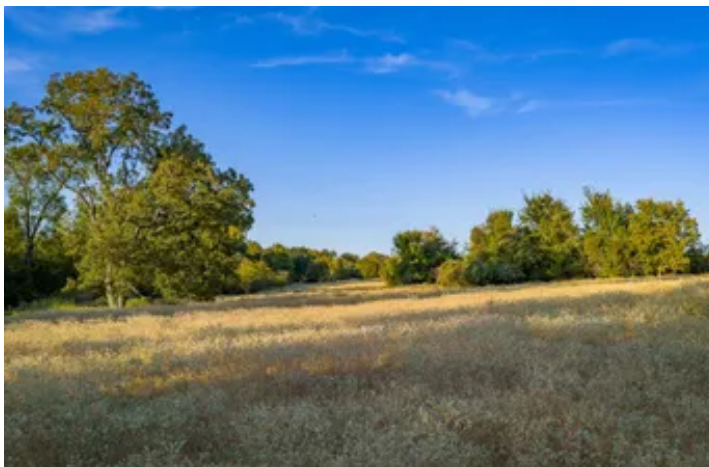
Utility Providers: Navasota Valley Electric, Robertson County WSC



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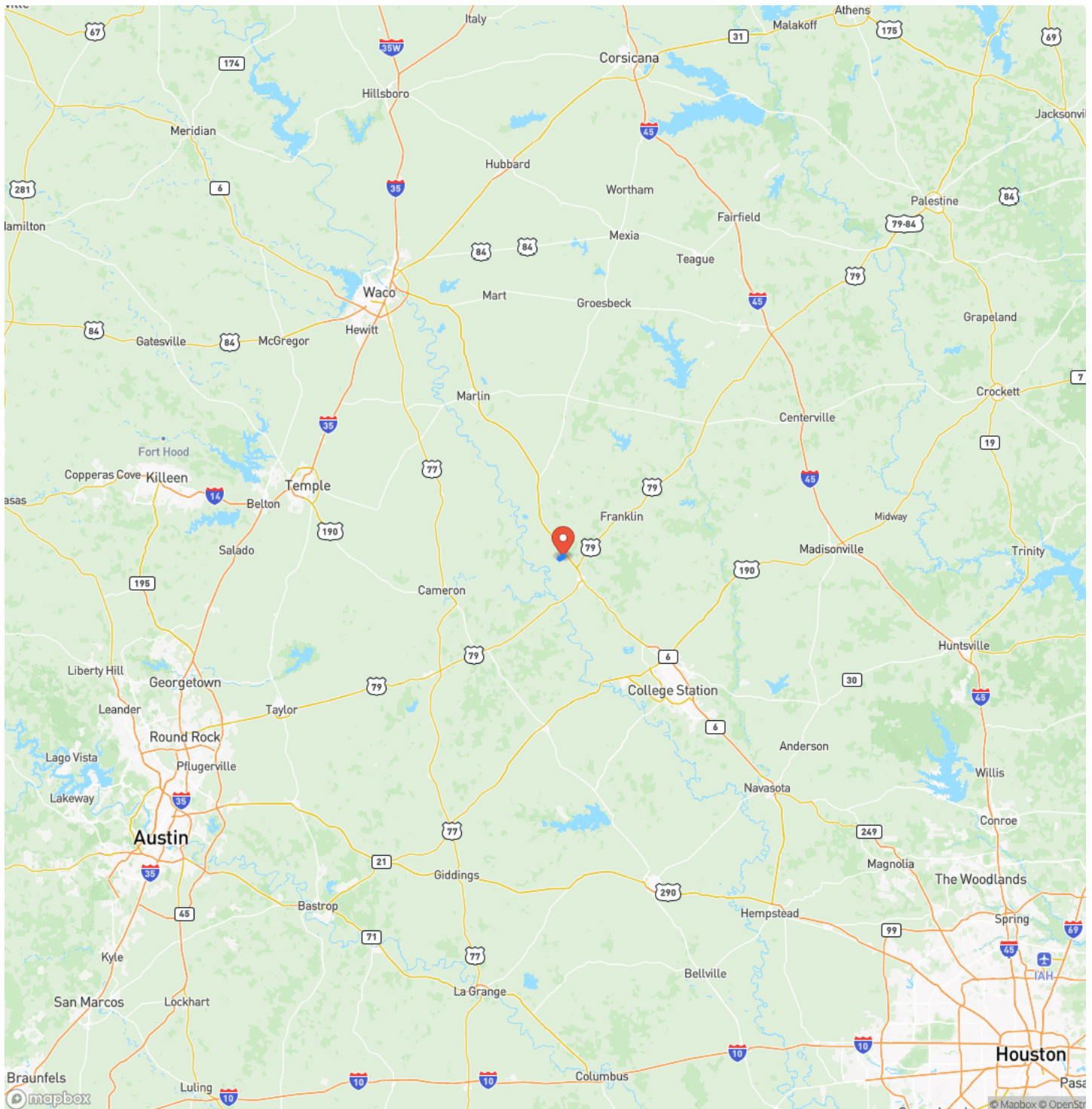
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Locator Map



Calvert, TX / Robertson County

Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Powell

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Office

(936) 295-2500

Email

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Address

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City / State / Zip

Huntsville, TX 77340

NOTES



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www.homelandprop.com

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DISCLAIMERS

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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Ag Exemption. Homeland Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field. Pipelines on or directly adjoining Tracts 7-9.



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