

Cottonwood Bayou Farm
County Road 276
Snook, TX 77878

\$419,500
42.360± Acres
Burleson County



Cottonwood Bayou Farm
Snook, TX / Burleson County

SUMMARY

Address

County Road 276

City, State Zip

Snook, TX 77878

County

Burleson County

Type

Farms, Hunting Land, Undeveloped Land

Latitude / Longitude

30.454374999999999 / -96.381410000000002

Acreage

42.360

Price

\$419,500

Property Website

<https://ranchrealestate.com/property/cottonwood-bayou-farm-burleson-texas/60646/>



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PROPERTY DESCRIPTION

Cottonwood Bayou Farm is centrally located in the heart of the fertile Brazos River bottom. With easy access off of an all weather county road, this farm is perfect for a beginning farmer or generational farmer looking to add to their land holdings. Approximately 16 acres is under Alfalfa production with there being a productive crop already in place. A portion of the remaining acreage is typically planted in wheat, milo, or cotton.

This is a raw tract of land with no power or water currently in place.

The property is currently under AG Valuation.

Additional land is also available nearby

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compenstation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

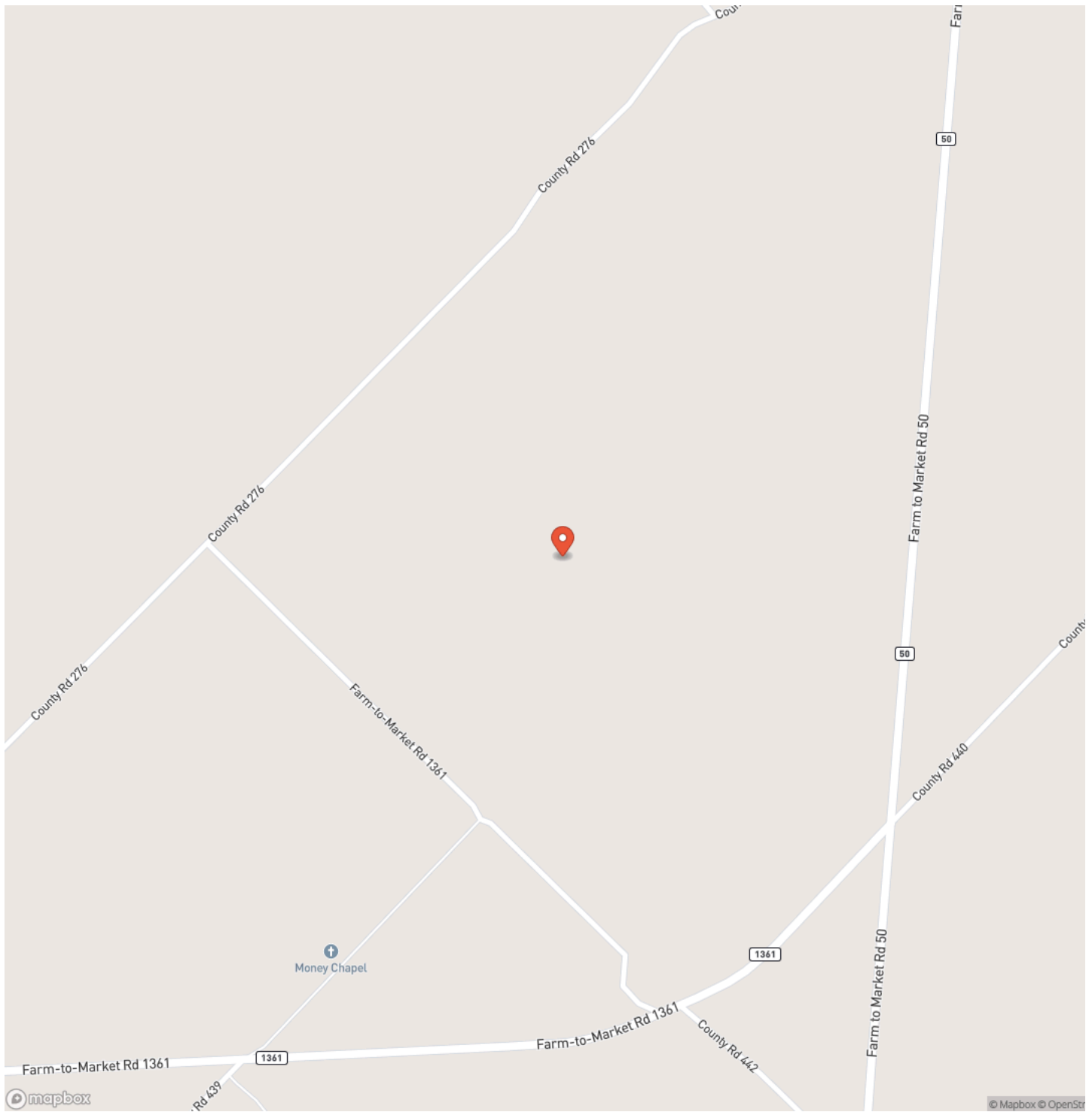
All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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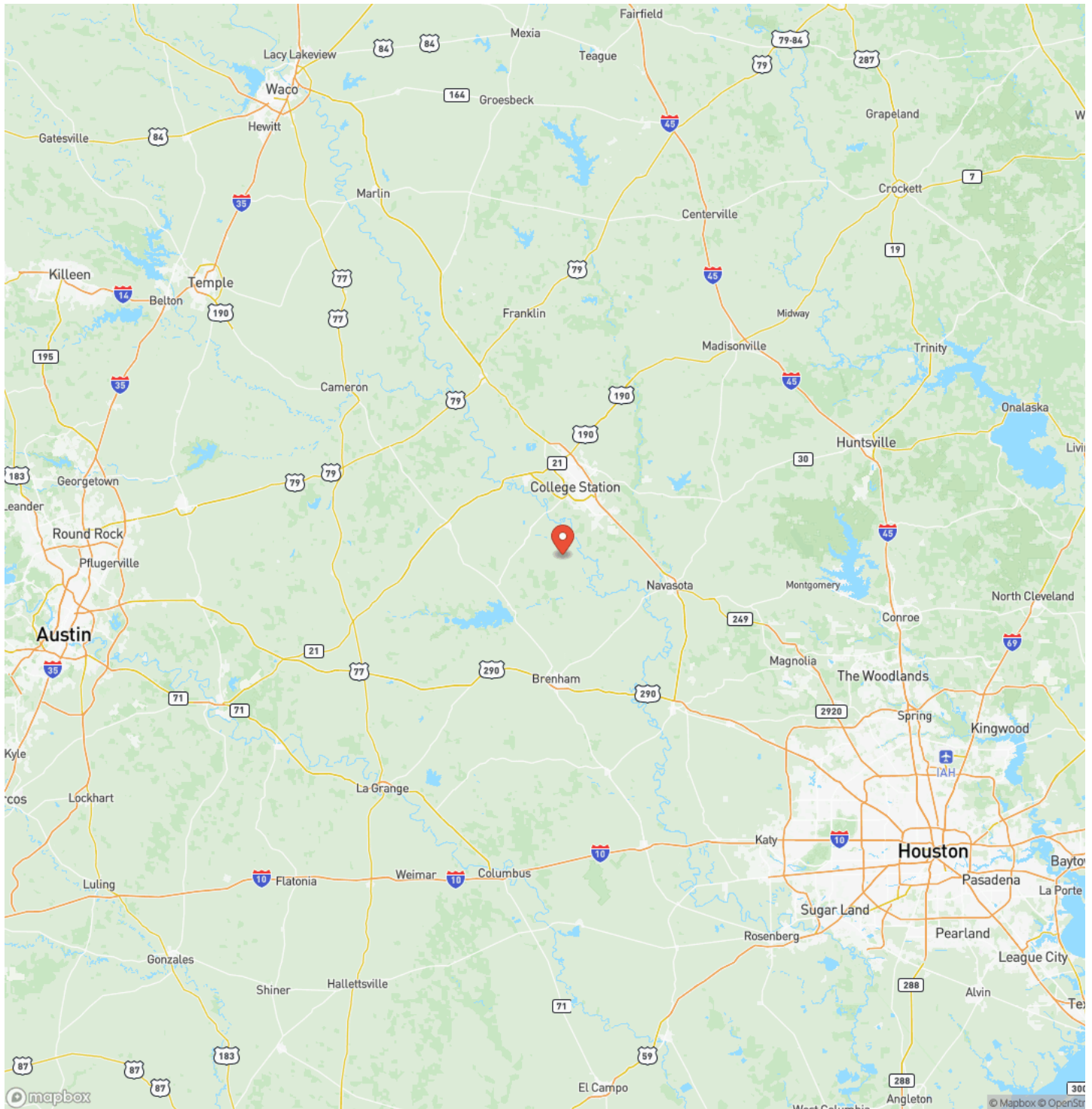
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Locator Map



Locator Map



Satellite Map



Cottonwood Bayou Farm
Snook, TX / Burleson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Zach Murski

Mobile

(979) 203-0343

Email

Zach@CapitolRanch.com

Address

City / State / Zip

Brenham, TX 77833

NOTES

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