

55 Acres | 396 Pecan Grove Rd. | Brazos River Frontage
396 Pecan Grove Rd
Brazos Country, TX 77474

\$1,650,000
55.060± Acres
Austin County



MORE INFO ONLINE:
www.homelandprop.com

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Brazos Country, TX / Austin County

SUMMARY

Address

396 Pecan Grove Rd

City, State Zip

Brazos Country, TX 77474

County

Austin County

Type

Undeveloped Land, Riverfront, Recreational Land, Residential Property

Latitude / Longitude

29.748582 / -96.041081

Taxes (Annually)

4476

HOA (Annually)

150

Dwelling Square Feet

3120

Bedrooms / Bathrooms

1 / 1

Acreage

55.060

Price

\$1,650,000

Property Website

<https://homelandprop.com/property/55-acres-396-pecan-grove-rd-brazos-river-frontage-austin-texas/76883/>



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PROPERTY DESCRIPTION

One-of-a-kind! This 55 acre property boasts BIG Brazos River frontage, mature pecan trees, party barn, and more! 396 Pecan Grove is located in the community of Brazos Country - just Southeast of the growing Sealy area and I-10 corridor between Houston and San Antonio. The path of progress is just around the corner, but this property feels far from it. Neighbors are quiet with the Brazos River to the East, the former River Ridge Golf Club to the North, and private landowners and Brazos Country community park to the South.

The property features a unique party barn (3,120 sq.ft.) with a full kitchen and loft - perfect for weekend get-togethers. The interior has stylish accents including green cabinets in the kitchen, granite countertops and pine paneling lining the walls and ceiling. Also included are two bays with tall roll up doors for storing equipment or buggies. Enjoy back porch days and night with a view overlooking rolling hills sloping down to the back 50 that fronts the Brazos. The front 5 acres lies within the Brazos Country subdivision with room for a high and dry homesite.

The back 50 acres has dual access - from the 5 acres fronting Pecan Grove Road or from the end of River Ridge Road. The land has historically been used for recreation and cattle, but features numerous mature pecan trees and a variety of other native trees and plant life. There is private gated access with a road down to the sandy riverbank. This side of the Brazos River is a sandy peninsula, perfect for riverfront hangouts. Picture a weekend of kayaking, tubing, fishing, or simply enjoying nature by the fire.

The uses are endless for this property! While the front 5 acres is restricted to residential homesites, the back 50 acres is unrestricted. The property is mostly a clean slate, ready to develop to your desire!

Utilities: Electricity available, Water available

Utility Providers: Various Electric Providers, Brazos County Water

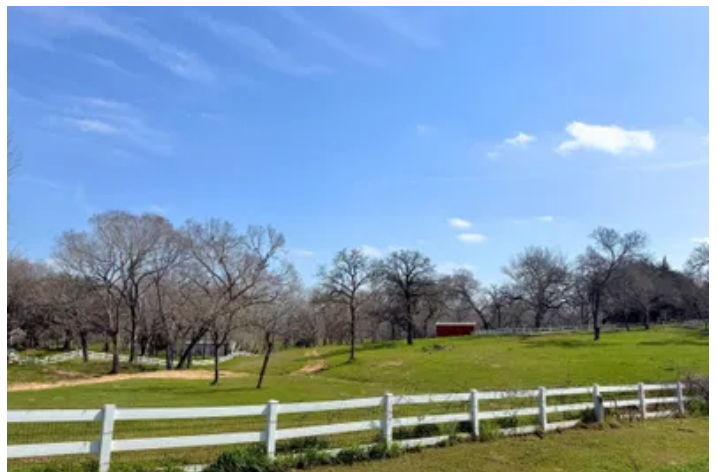
Sewer: Septic System



MORE INFO ONLINE:

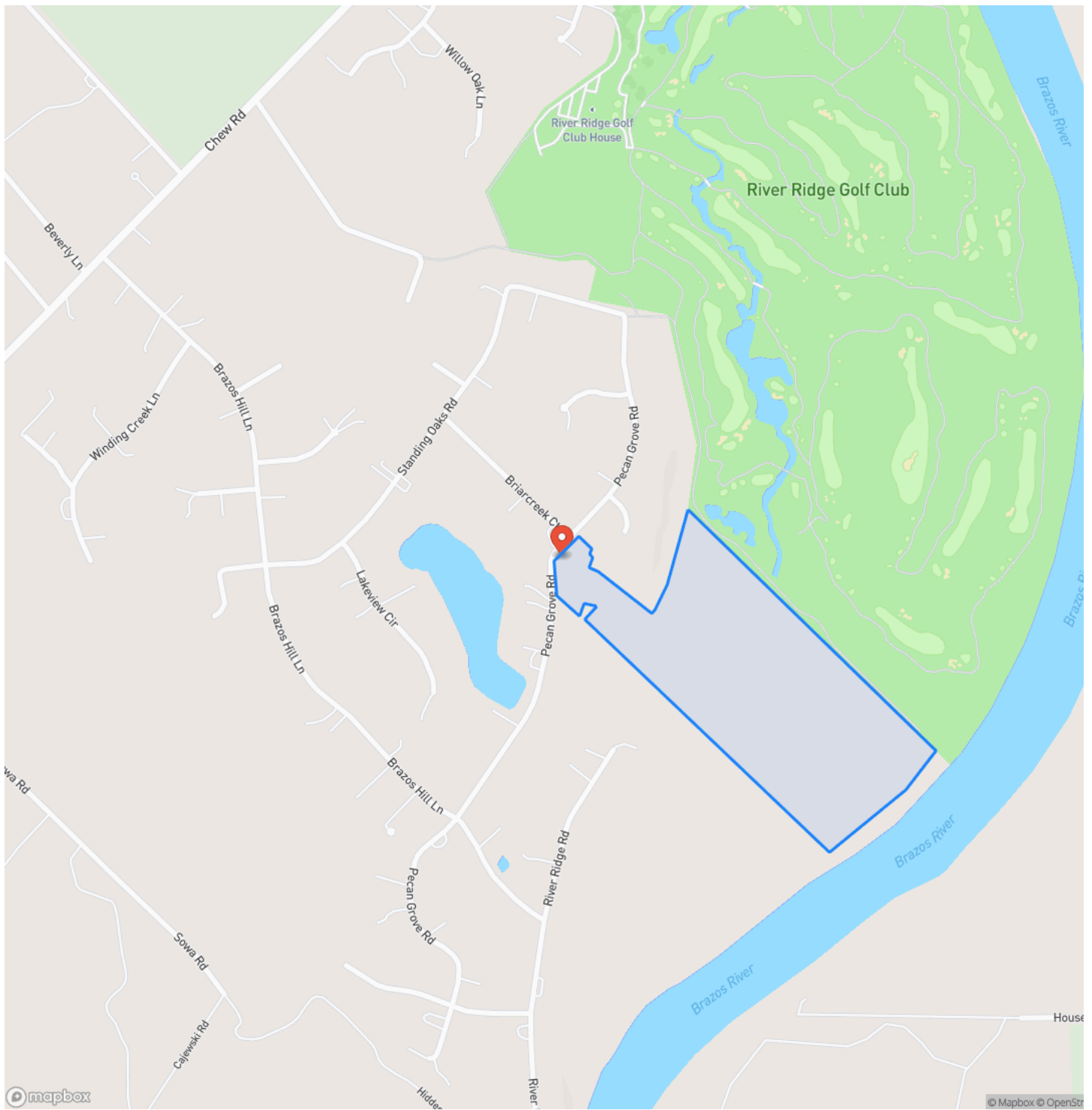
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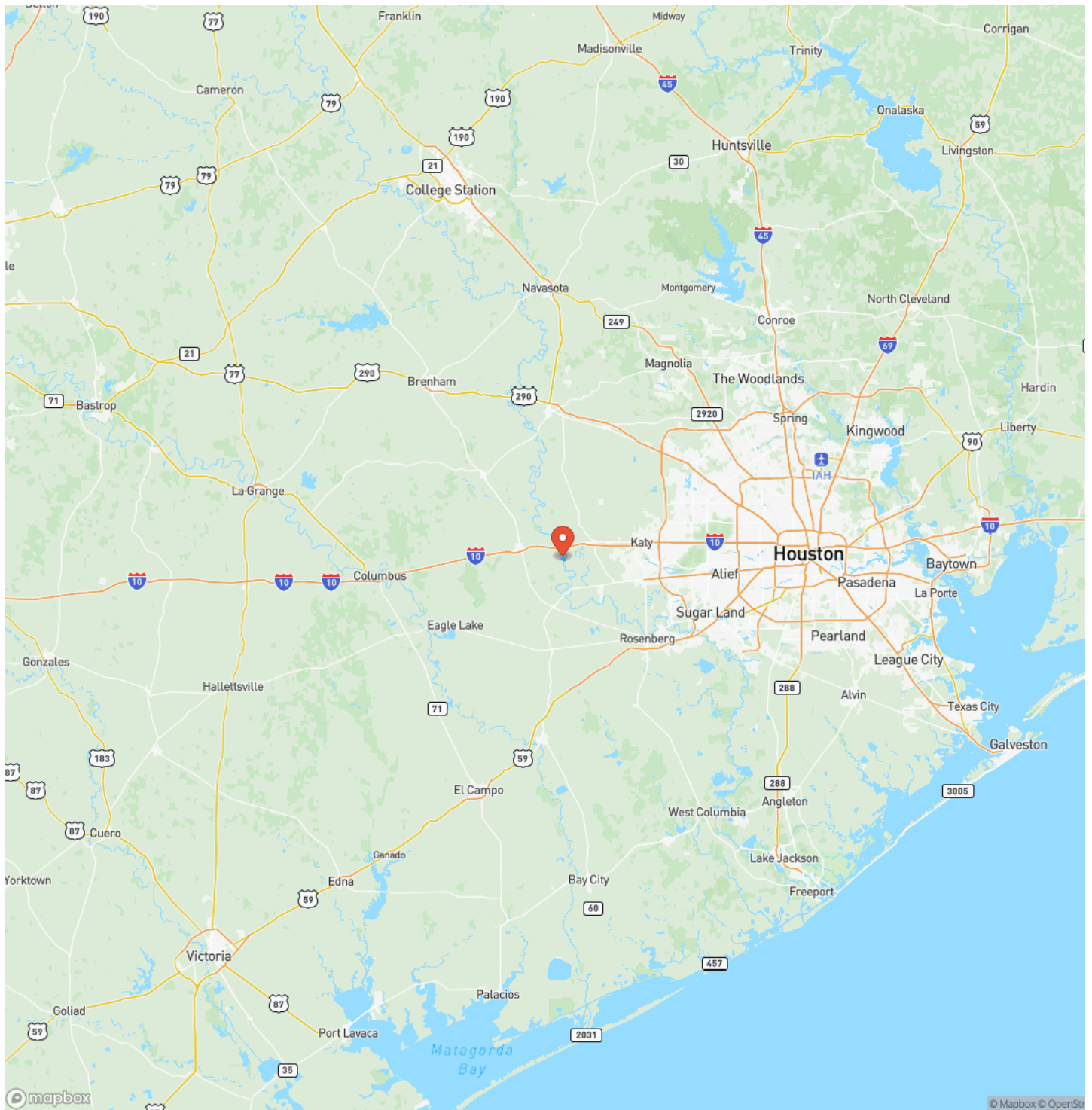
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Locator Map



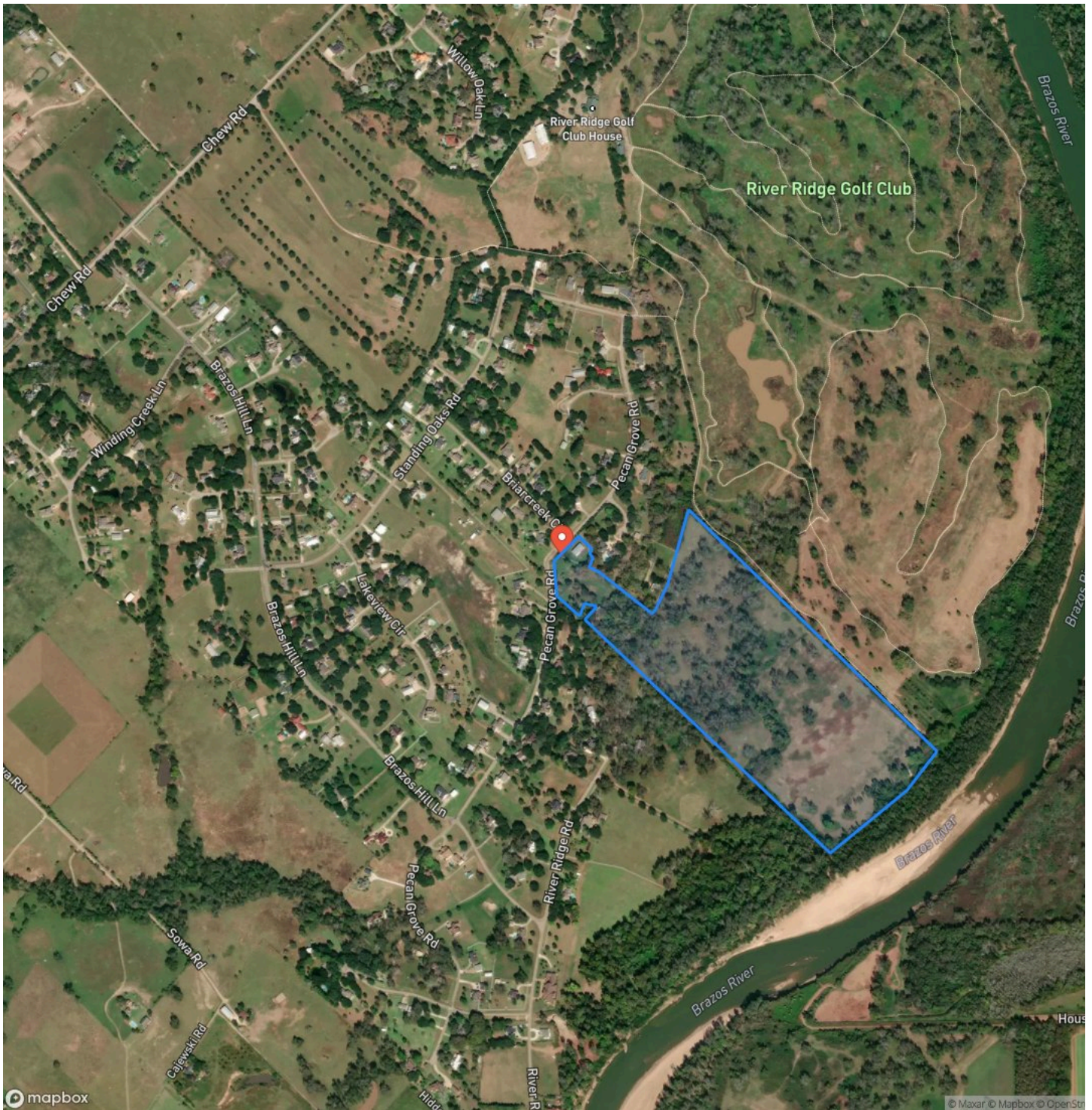
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Satellite Map



DISCLAIMERS

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MORE INFO ONLINE:

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