

Brazos Valley Farm
12146 CR 276
Snook, TX 77879

\$3,195,000
251.760± Acres
Burleson County



Brazos Valley Farm
Snook, TX / Burleson County

SUMMARY

Address

12146 CR 276

City, State Zip

Snook, TX 77879

County

Burleson County

Type

Farms, Hunting Land, Undeveloped Land

Latitude / Longitude

30.462485 / -96.37726

Acreage

251.760

Price

\$3,195,000

Property Website

<https://ranchrealestate.com/property/brazos-valley-farm-burleson-texas/60591/>



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PROPERTY DESCRIPTION

There are three tracts that make up the entire +/- 252 acres. These three farms are also listed separately.

The main farm is +/- 148 acres located in the fertile Brazos River basin only 17 miles from College Station. This farm has is established in Alfalfa, where the current owner has been successful with square and round bale hay sales. There are 5 separate fields, all currently planted in Alfalfa. There is one 30 acre field that is planted in Alfalfa and Orchard grass. This farm has great access for any size truck via a gravel county road off of FM 50. IMPROVEMENTS Equipment and Hay Barn- 100ft x 100ft Built in 2010 New Hay Barn- 75ft x 100ft Built in 2020 Living Quarters/Shop- 40ft x 60ft Built in 2002. This barn has a full cement floor with a nice living area built inside. 1 bed with kitchen area and 1 bathroom. It is approximately 400sqft. Large Galvanized Grain Bin that holds 21,000 bushels. Irrigation Pivot- 1,250ft long. The pivot is 3-phase electric. WATER There are 2 water wells. One domestic, 4 inch water well that supplies the living quarters and barn areas. The 2nd well is an irrigation well that supplies the pivot with a 25hp pump.

The second farm is Wilcox Farm and is centrally located in the heart of the fertile Brazos River bottom. With easy access off of a paved FM road, this farm is perfect for a beginning farmer or generational farmer looking to add to their land holdings. Approximately 45 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. WATER There is an existing water well in place that has been used for irrigation purposes with a portable pump. There is no power hooked to the water well. POWER There is an existing power line along the west boundary of the property. RECREATION This property offers great dove hunting opportunities. There are also deer and hogs that frequent the area. The property is currently under AG Valuation.

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.

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.

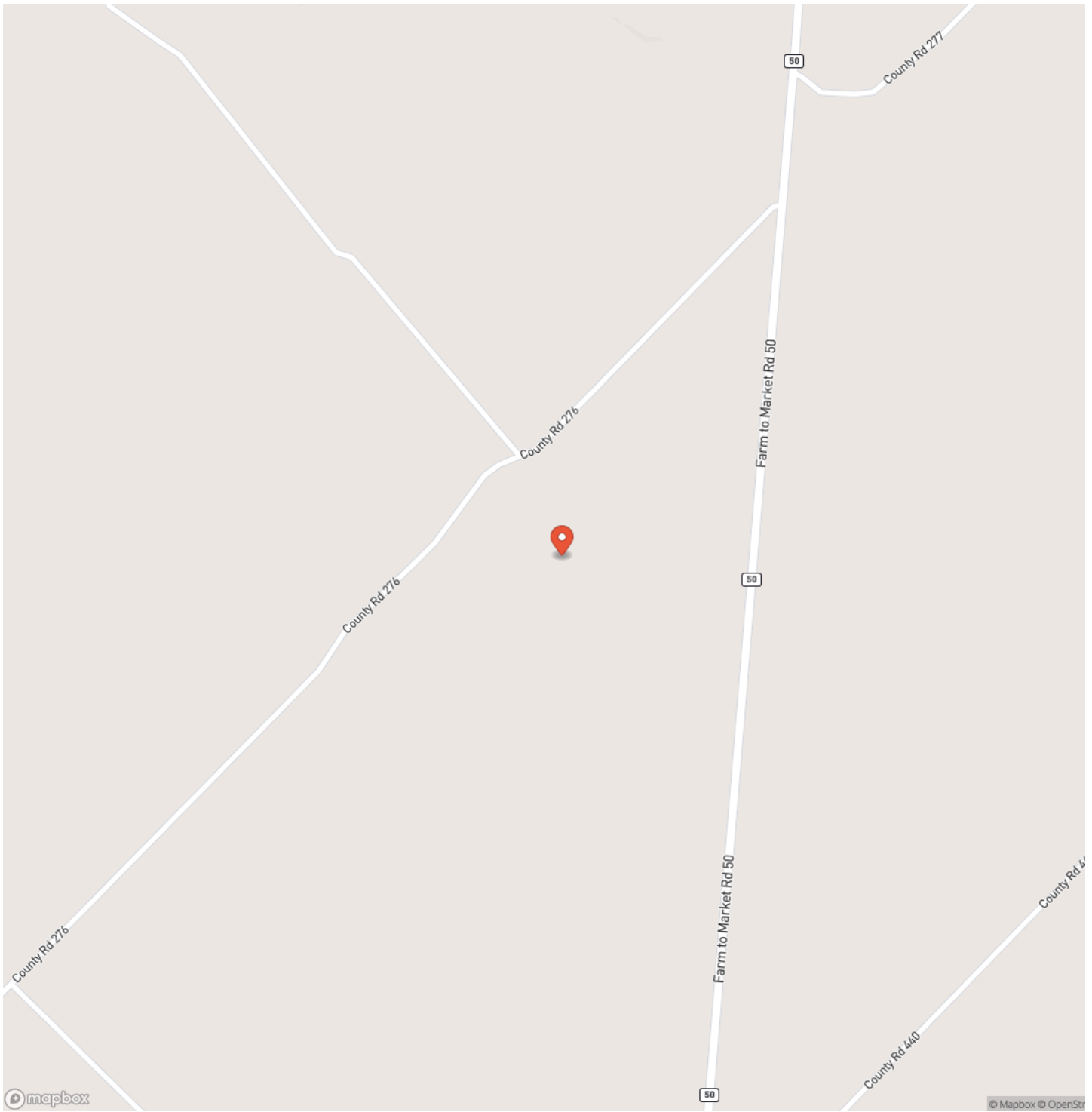
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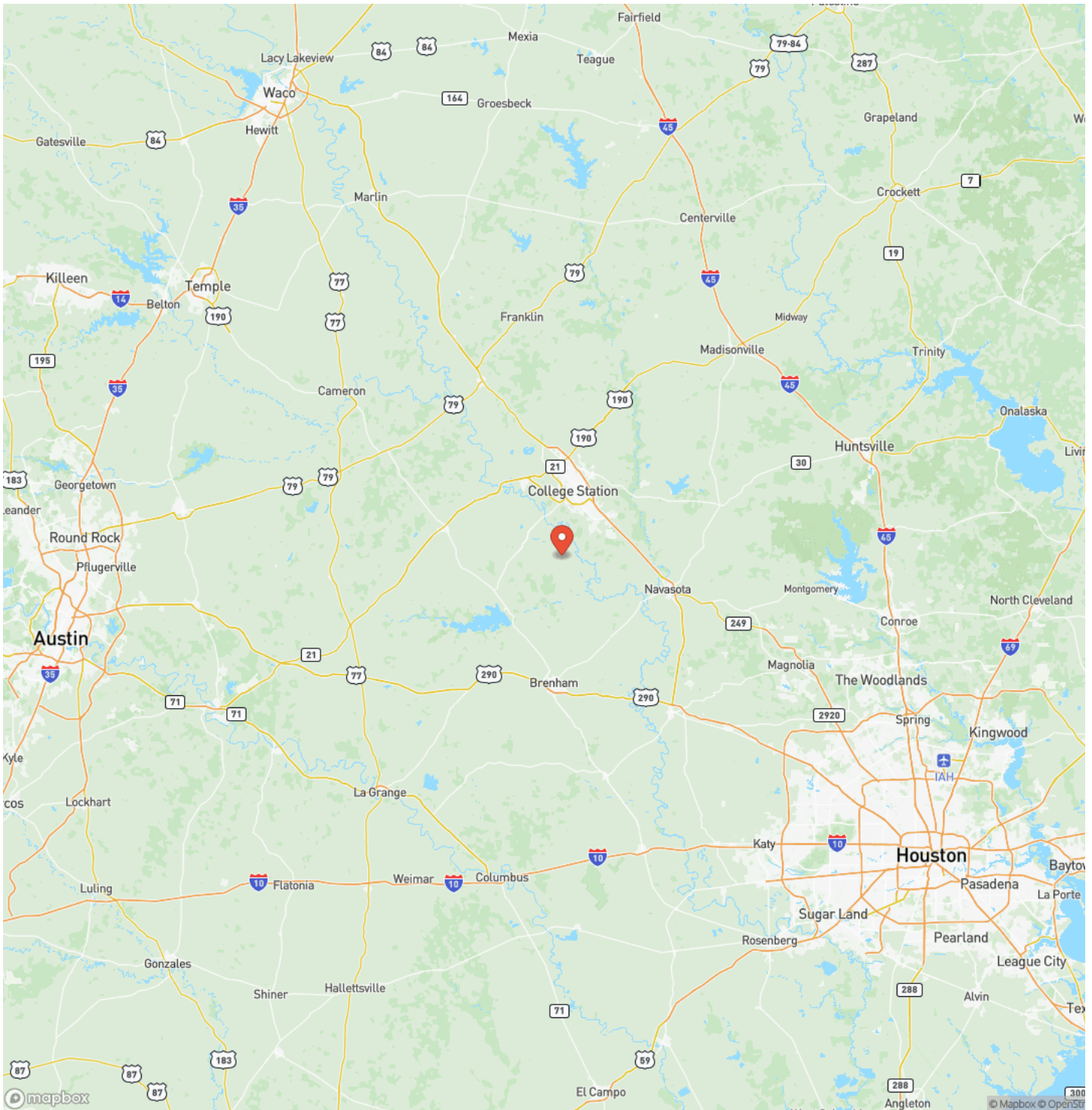
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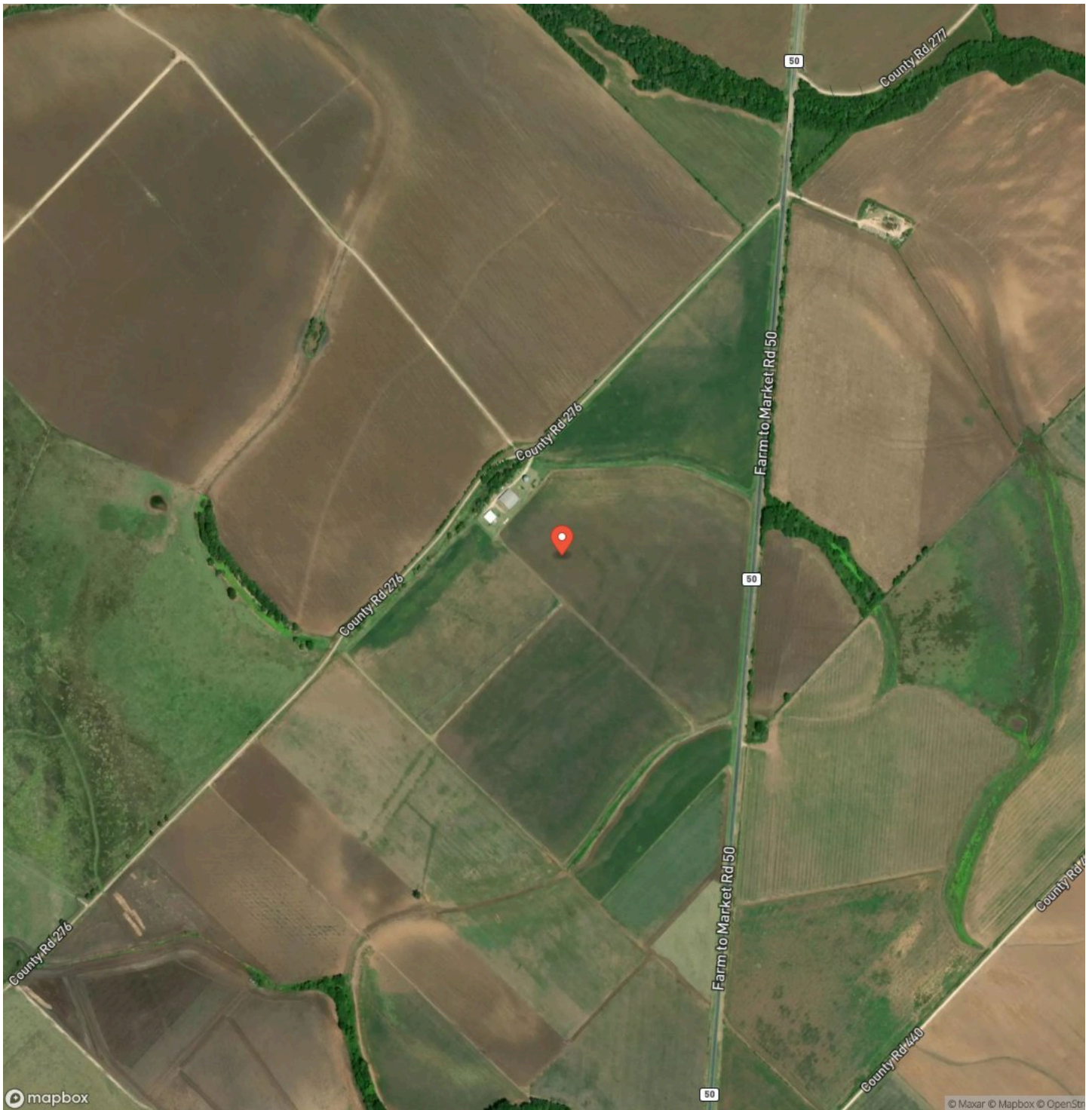
Locator Map



Locator Map



Satellite Map



**Brazos Valley Farm
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LISTING REPRESENTATIVE
For more information contact:



Representative

Zach Murski

Mobile

(979) 203-0343

Email

Zach@CapitolRanch.com

Address

City / State / Zip

Brenham, TX 77833

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Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
