

50 Acres | River Ridge Rd. | Brazos River Frontage
River Ridge Rd
Brazos County, TX 77474

\$995,000
50± Acres
Austin County



MORE INFO ONLINE:
www.homelandprop.com

50 Acres | River Ridge Rd. | Brazos River Frontage
Brazos Country, TX / Austin County

SUMMARY

Address

River Ridge Rd

City, State Zip

Brazos Country, TX 77474

County

Austin County

Type

Undeveloped Land, Riverfront, Recreational Land

Latitude / Longitude

29.746342 / -96.039224

Taxes (Annually)

82

Acreage

50

Price

\$995,000

Property Website

<https://homelandprop.com/property/50-acres-river-ridge-rd-brazos-river-frontage-austin-texas/87819/>



MORE INFO ONLINE:

www.homelandprop.com

PROPERTY DESCRIPTION

One-of-a-kind! This 50 acre property boasts BIG Brazos River frontage, mature pecan trees, and more!
This property 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 has access 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! This unrestricted property is mostly a clean slate, ready to develop to your desire!

Utilities: Electricity available

Utility Providers: Various Electric Providers



MORE INFO ONLINE:

www.homelandprop.com

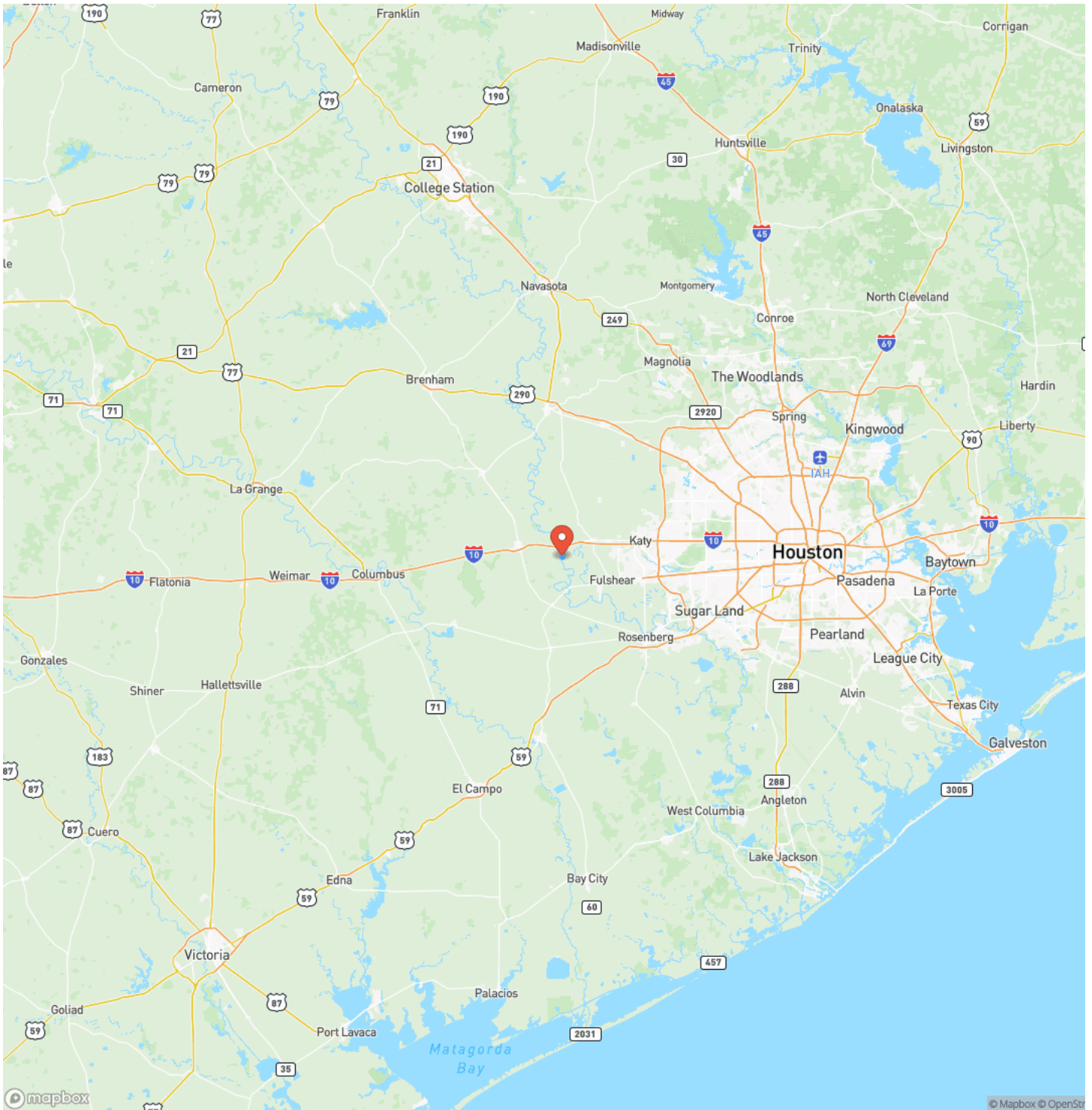
50 Acres | River Ridge Rd. | Brazos River Frontage
Brazos Country, TX / Austin County



Locator Map



Locator Map



50 Acres | River Ridge Rd. | Brazos River Frontage
Brazos County, TX / Austin County

Satellite Map



50 Acres | River Ridge Rd. | Brazos River Frontage
Brazos Country, TX / Austin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Robbi Flack Langley

Mobile

(936) 295-2500

Email

robby@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

This image shows a blank 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

Property Listing Disclaimer: The use and/or reproduction of any marketing materials generated by Homeland Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

Mineral Rights and Natural Resources Disclaimer: HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Should Buyer desire to purchase the Mineral Rights and other Natural Resources of the Property, such purchase shall be subject to negotiation with Seller, at the time of contract.

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 Timber 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.



MORE INFO ONLINE:

www.homelandprop.com

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



MORE INFO ONLINE:
www.homelandprop.com