

**RESIDENTIAL LAND FOR SALE**



8051 S Hickory Loop

Calvert, Texas

United States

Asking Price

**\$189,000**

Parcel Size 0

Date Listed

**08/15/2024**

Listing ID

**GL-1726586812**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11608382>

## Overview

Big Skies over 12 +/- acres of serene horse and cattle country await you here in Robertson County. Located in the geographic sweet spot of Texas, approximately two hours drive from Houston, Dallas, or Austin city limits; this prime real estate is approximately 5 minutes east of the Historic town of Calvert, 14 minutes West of Franklin, and an easy 30 drive from the entertainment and resources of SEC country in Bryan/College Station. The land is open with coastal and other improved grasses ready for grazing. It has recently built (2020) four-board equestrian fencing off the South Hickory frontage and quality five-wire barbed perimeter fencing. Fencing and an on-site pond make this land ready on day one to receive your livestock or pasture pets. This ag-exempt land has exceptional road frontage with approximately 1, 250 feet off paved FM1644 and 400 feet on South Hickory Loop (CR 118). Got power? The land is well served with three-phase power available off the South Hickory frontage. The land conveys light country restrictions that ensure the owner's long-term value and enjoyment of this little ponderosa. Want to know more? Call to schedule an on-site visit and additional details, including interactive land mapping.

For more details:

Listed by: Hartmann Group

Contact

Email

Phone