

# Cattlemen's Oasis

133.59 Acres

Robertson County, Texas

\$1,603,080  
(\$12,000 Per Acre)



**TX REC LAND**  
REAL ESTATE

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# CATTLEMAN'S OASIS

133.59 ACRES | ROBERTSON COUNTY, TX

Phenomenal multi-use property in a peaceful area of Robertson County. This 133.594 acre property offer ample space to stretch your legs and plenty of opportunities to stretch your imagination.

Rolling hills offer glimpses of the property from different vantage points, but you can never quite see the whole place from one spot. Mostly open with scattered hard woods throughout. Many large post oaks dot the open areas and the heavily-wooded areas offer cover for livestock and wildlife alike with numerous deer, hogs, and more calling it home. If you like to hunt and shoot, this place would make a great place to spend your time on.

A nice 1/3 acre pond is in place and ready to fish. It also serves as a great resource for livestock too. There is water well on the property with extensive piping running from the front to the rear of the property for future irrigation and watering needs. The property is fenced for cattle, with several sections being newly built. There is also a set of working pens to help move or tend to cattle as needed.

This property is set up with the cattleman in mind, as its pastures have been cared for and managed to produce the most forage possible for cattle grazing. If cattle aren't your forte, it would make a great haying pasture as well.

A large hilltop in the middle of the property offers a great future home or building site with a view for miles to the south. Whether it's a permanent home, weekend place, or you need a workshop, your time here would be well-spent and relaxing with a good southern breeze.

This property has paved road access via Vitera Sand Rd, just southeast of Bremond. Additional grazing rights on a neighboring property may also be available. The property is currently leased for hunting and cattle. Ag exemption is in place. Some seller-imposed deed restrictions may apply.



## Property Data

<b>Estimated Taxes:</b> \$265/yr	<b>Nearest Town:</b> Bremond, TX
<b>Agricultural Exempt:</b> Yes	<b>Flood Plain:</b> No
<b>Water:</b> Pond & Wells	<b>Deed Restrictions:</b> None

# CATTLEMAN'S OASIS 133.59 ACRES | ROBERTSON COUNTY, TX

Aerial Map of Property

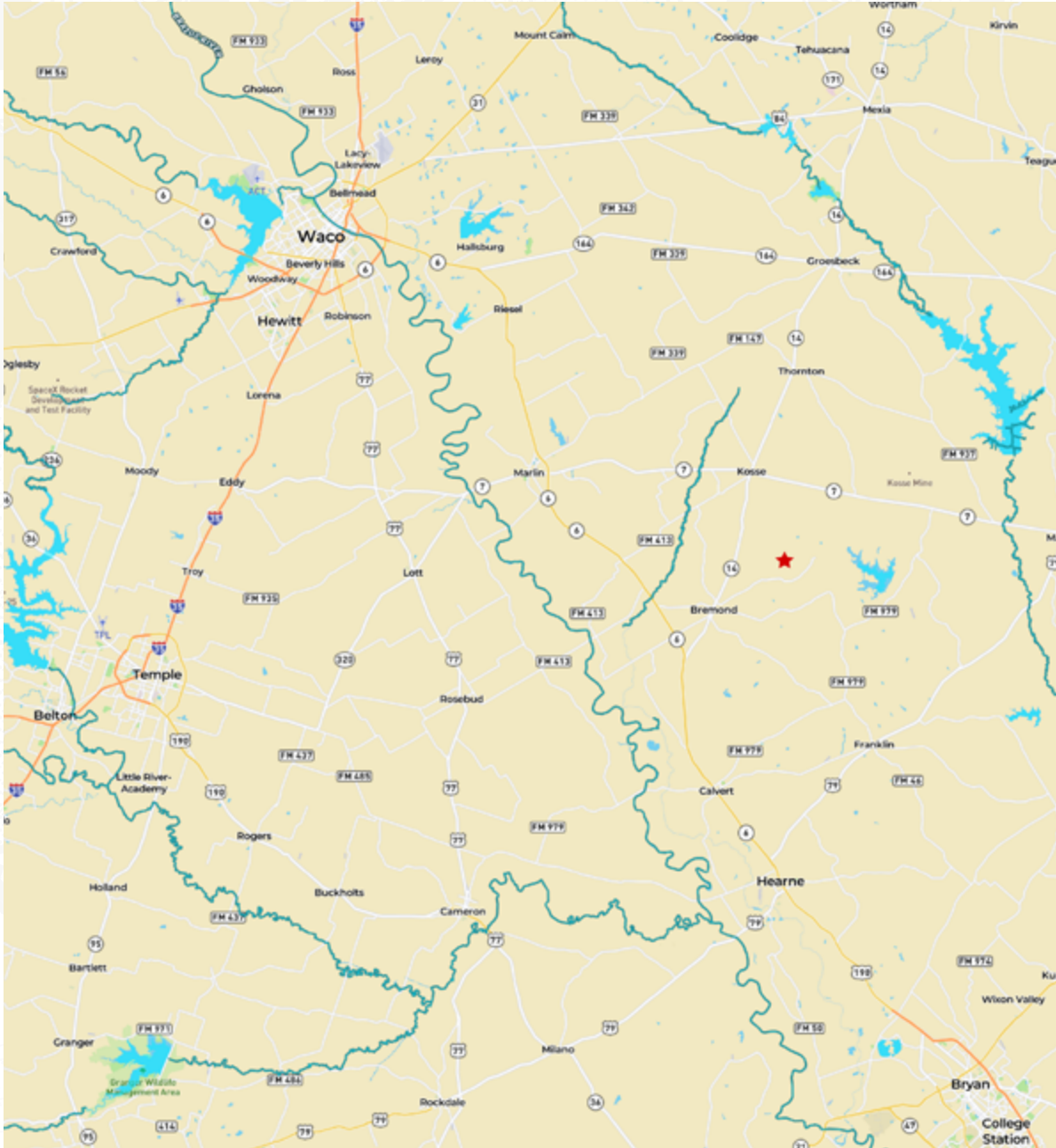


- Gate
- Pens
- Fence
- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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## Regional Map



### Did You Know?

The nearby town of Bremond, Texas hosts an annual Polish Festival that celebrates the town's rich heritage with food, drink, dancing and a parade! The town was incorporated in 1870 after the arrival of a large number of Polish immigrants came to the area to grow cotton.



# TX REC LAND

## REAL ESTATE

### JOHN DEAN

Broker & Owner  
TX Rec Land Real Estate

John is a 6th generation Texan with roots steeped in hunting, fishing and ranching heritage. He was raised on a Central Texas ranch and a lifelong resident of the region.

John graduated from Texas A&M with a degree in Renewable Natural Resources, along with extensive curriculum in Wildlife and Fisheries Sciences, Rangeland Ecology and Management.

Contact John:  
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