



BRONTE FARM

Coke County, Texas

377+/- Acres

Bronte Farm

Acres: 377+/-

County: Coke

Price: \$942,012.20



Introducing Bronte Farm - spanning approximately 377 acres on the outskirts of Bronte, Texas. Situated just a stone's throw away from the bustling city limits, Bronte Farm offers a tranquil haven that is both conveniently accessible and secluded.

Terrain:

The farm is mostly tillable soils with Sagerton clay loam, featuring gentle slopes ranging from 1 to 3 percent. The farm is divided into two tracts, divided by Hickman Road. The primary tract spans approximately 308 acres of farmland, with some native brush scattered throughout the farmland. The secondary tract is around 25 acres of farmland with the remainder in native brush.

Water:

A recent addition to the property includes a city water tap located conveniently at the property's edge. With neighboring water wells dotting the landscape, there is ample opportunity for private water well drilling. Additionally, the Bronte Farm boasts a couple of ponds, making it an excellent dove hunting spot.

Improvements:

Bronte Farm features modest yet functional perimeter fencing surrounding both property tracts. The fences are older but are considered to be in good to fair condition.

Recreation/Production:

Boasting a great location in proximity to town with the boundary on the property being on the city limits, alongside its rich farmland, adjacency to the serene Colorado River, and charming ponds, Bronte Farm promises an ideal setting for dove hunting enthusiasts and avid deer hunters alike. Primarily tailored for cotton or wheat production, this farm offers versatile opportunities for cultivation, whether it be harvesting wheat in bountiful years or nurturing livestock on its verdant pastures.

Minerals:

Surface rights only.

Comments:

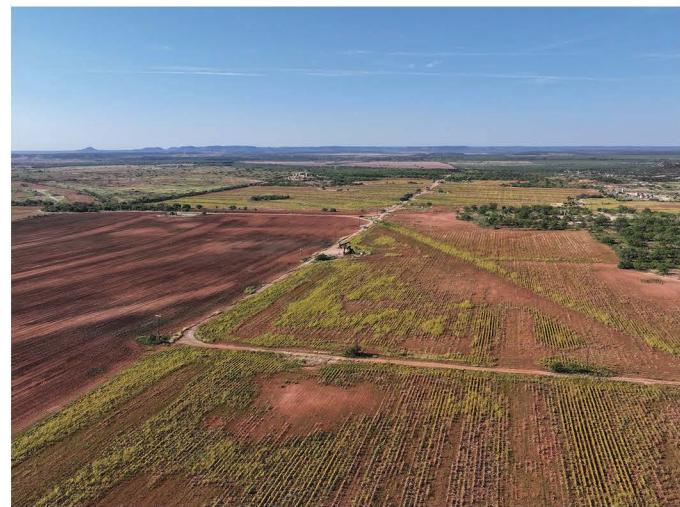
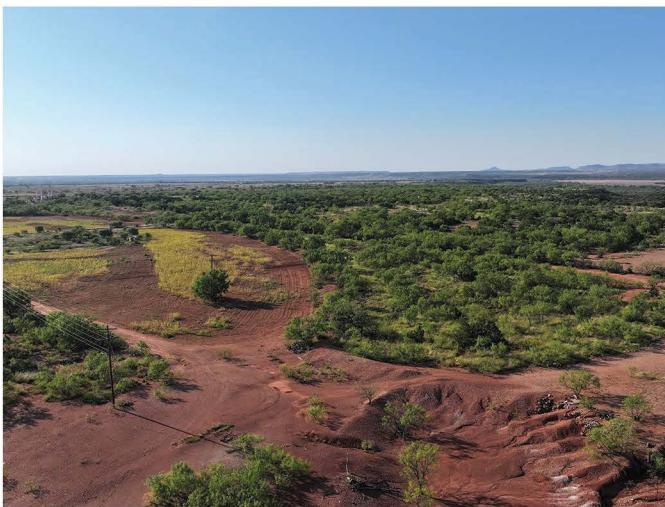
Among notable considerations is the presence of oil field production on the property, with the owner disclaiming any mineral rights. Strategically located near Bronte, Bronte Farm offers a well-connected retreat ideal for grazing cattle and hunting activities.

Disclaimer:

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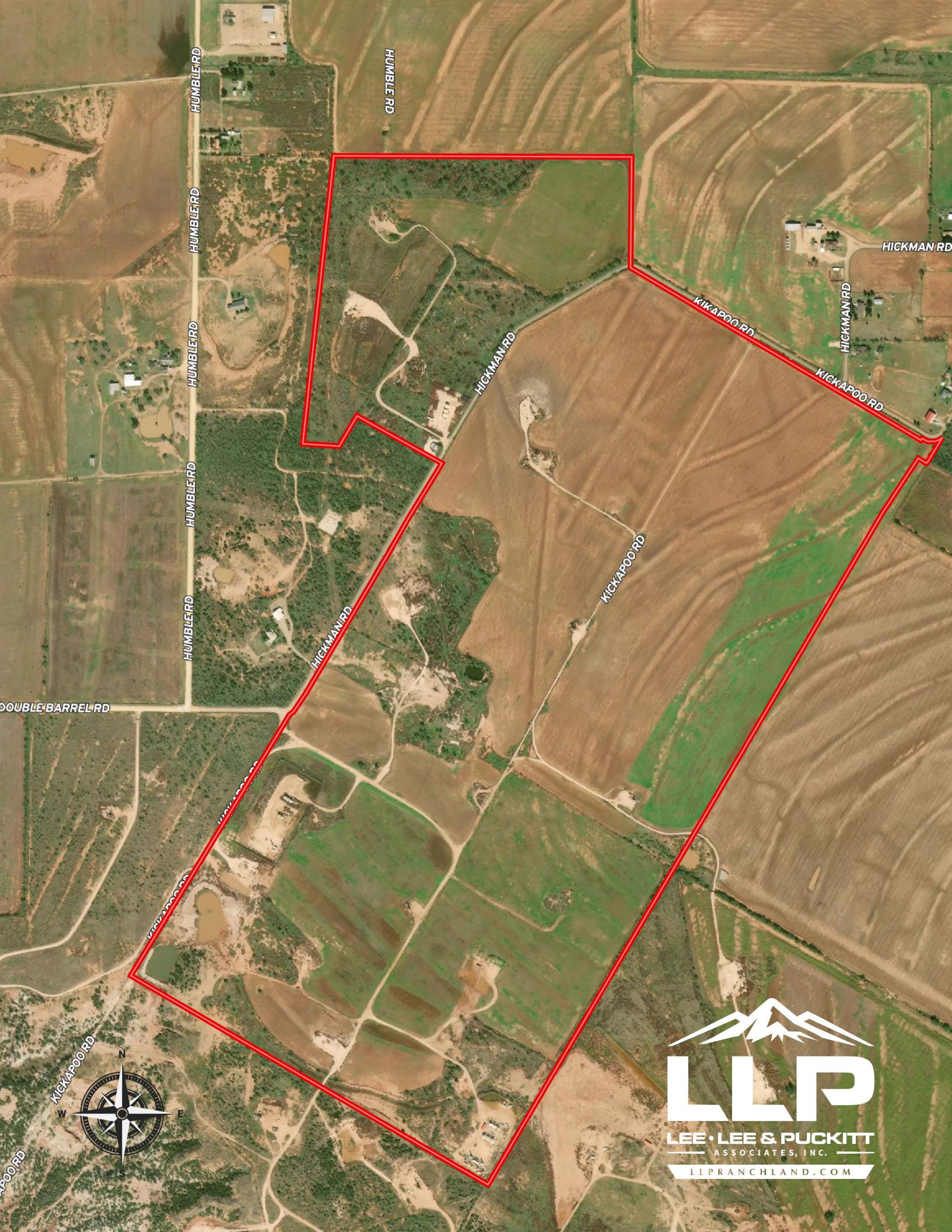
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