



# *Barton Branch 50*

TBD Old Hwy Calvert, TX 77837

50 Acres | \$499,000



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*Dustin Preston*

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# PROPERTY DESCRIPTION

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The Barton Branch 50 is an attractive property located in Hammond, TX. Barton Branch 50 is located less than one mile off of Hwy 6 and has more than 1000' of county road frontage.

The 50 acres are primarily comprised of improved pastures with cross-fencing in place. The terrain is light elevation, with numerous oaks accompanying the pastureland. Predominately used for ranching, the land has been well maintained and is currently ag-exempt.

Centrally located between Waco, Temple, and Bryan/College Station, the Barton Branch 50 would make for a perfect homestead, investment, or recreational getaway; the Barton Branch 50 can do it all!

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## TREES

Live Oak  
Post Oak  
Cedar Elm

## GRASSES

Coastal  
King Ranch Blue Stem

## WILDLIFE

Whitetail Deer  
Wild Hogs  
Varmints

## UTILITIES

Electricity and water line  
available at the road.

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SCAN HERE TO VIEW MORE OF  
BARTON BRANCH 50

## LOCATION

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Robertson County

35 miles from Waco, Temple, and Bryan/ College Station, 79 miles to Austin- Bergstrom International Airport, 120 miles to Houston

## DIRECTIONS

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From Hammond, travel west on Old Hwy for approximately 1/2 mile; the property will be on your left.

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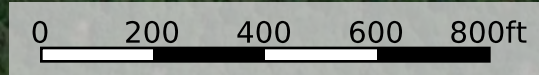
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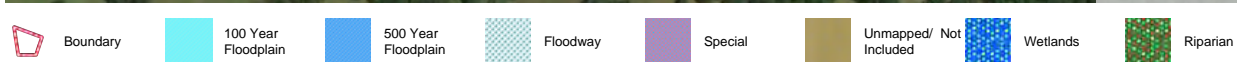


Boundary



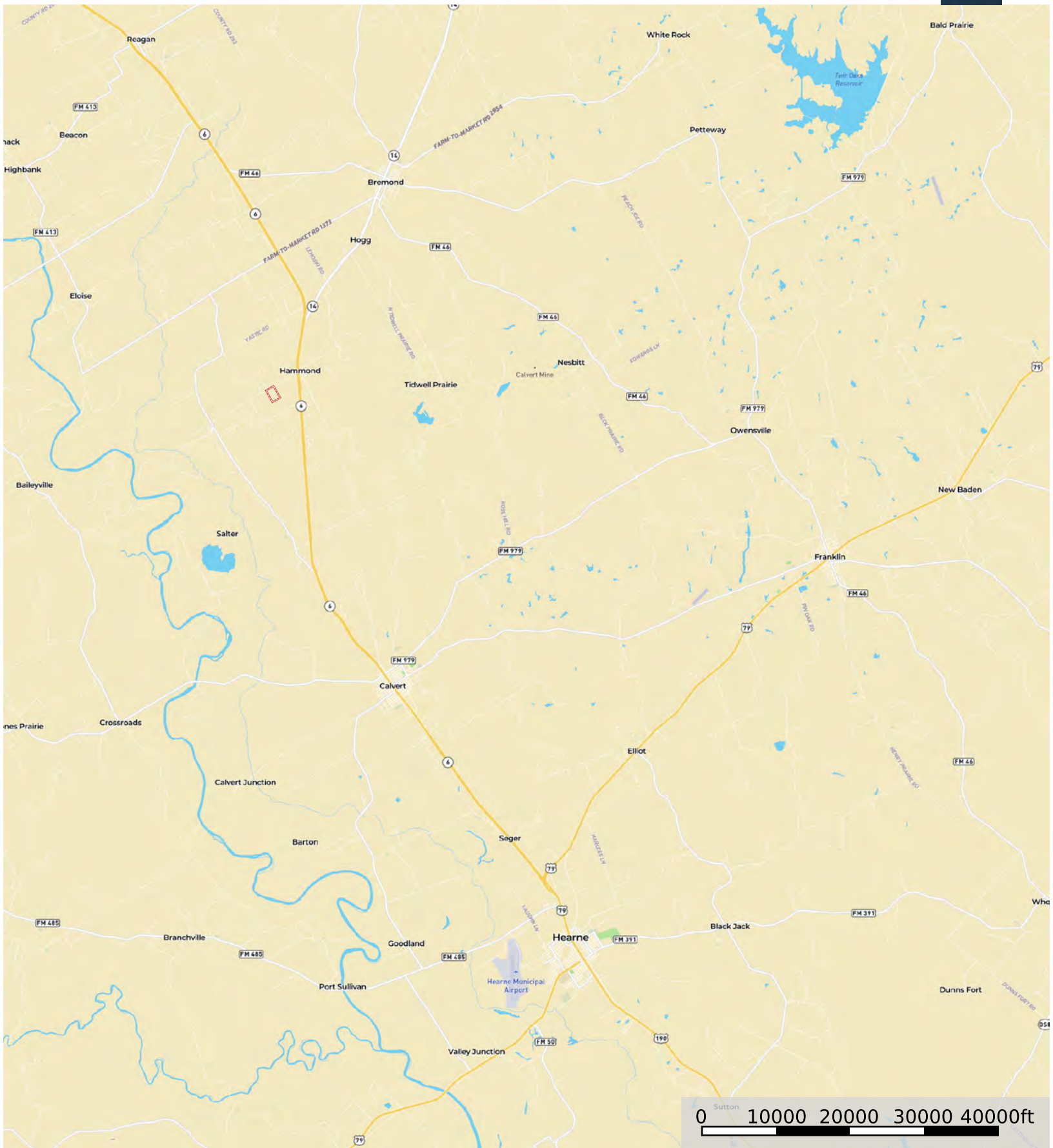


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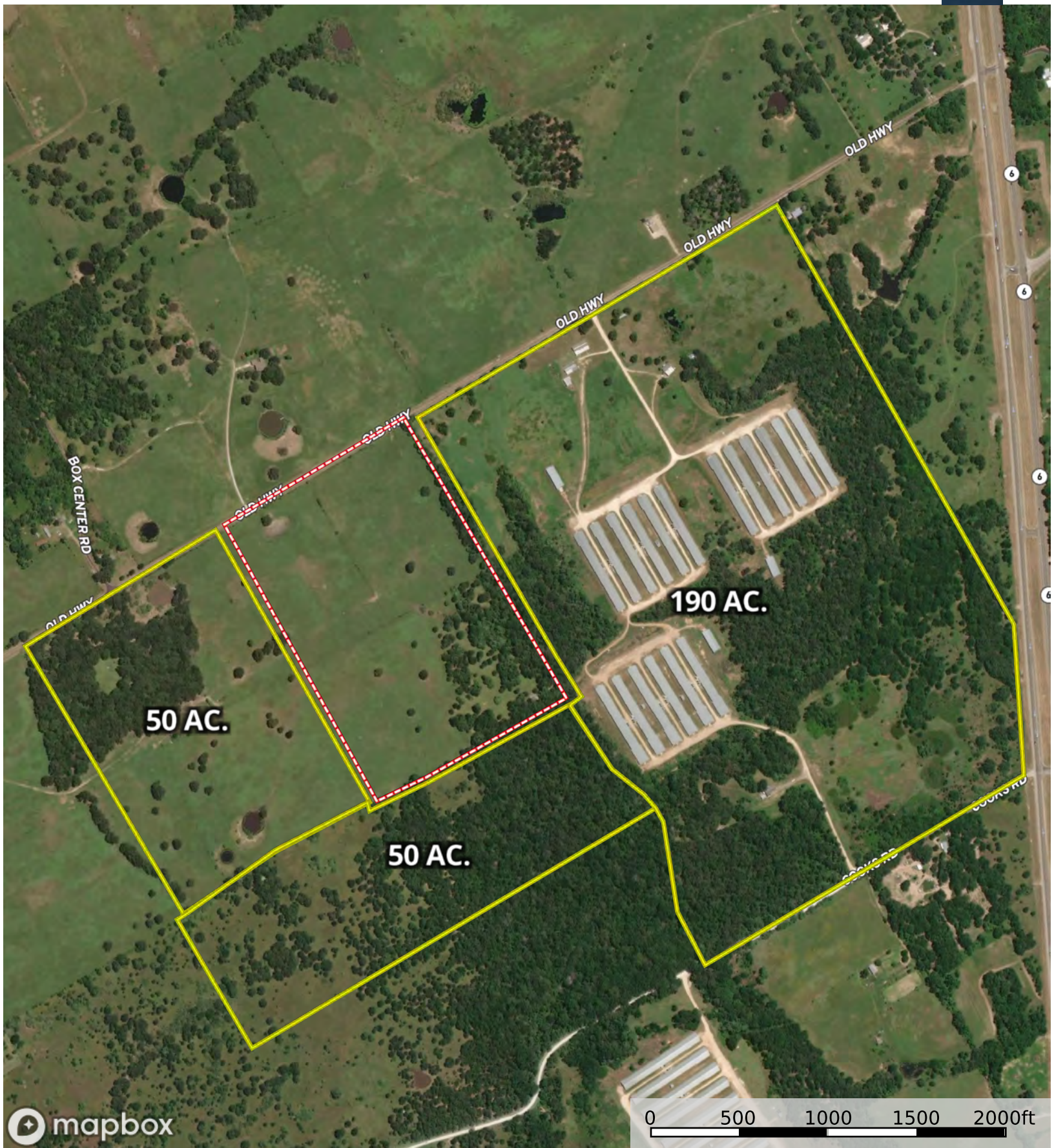


# TBD Old Hwy Calvert, TX

Robertson County, Texas, 50 AC +/-



Boundary



Boundary 1 Boundary