

39.12 ACRES IN BREMOND

20908 N. STATE HIGHWAY 6 | BREMOND, TX 76629



39.12 ACRES IN BREMOND, TX

20908 N. State Highway 6 | Bremond, TX 76629 | Robertson County



Sales Price: \$649,000



Land Size: 39.12 AC

Move-in ready, this property features a 2301 square foot, 3 BR, 2.5 Bath home situated on 39.12 acres in northern Robertson County. Included are a detached oversized 2-car garage and carport with a 1200 square foot metal utility shop. The metal shop features one overhead drive in door and an overhead moveable hoist. A chain linked fence encloses the back yard and all but the driveway entrance is perimeter fenced. With over 2100 feet of HWY 6 road frontage, the home is situated approximately 100 yards from Hwy 6 thus reducing road noise.

The land is made up of mature hardwoods and a small stand of mature pecan trees and a nice tank. All of this sustains the wildlife which includes whitetail deer and hogs and of course the usual critters.





LOCATION

Located in northern Robertson County, this property offers the perfect balance of rural living and accessibility. The property is approximately 40 minutes from Bryan/College Station, providing convenient access to shopping, dining, healthcare, and entertainment while maintaining the peace and privacy of country life. With over 2,100 feet of frontage along Highway 6, the property benefits from excellent access and visibility while the home's setback from the roadway helps minimize traffic noise.



AMENITIES

The property features a 2,301-square-foot home with three bedrooms and two-and-a-half bathrooms, offering comfortable country living. Improvements include a detached oversized 2-car garage and carport, as well as a 1,200-square-foot metal utility shop equipped with an overhead drive-in door and a movable overhead hoist. Utilities include a Tri-County water meter and an existing water well, while a chain-link fenced backyard and perimeter fencing add functionality and security.



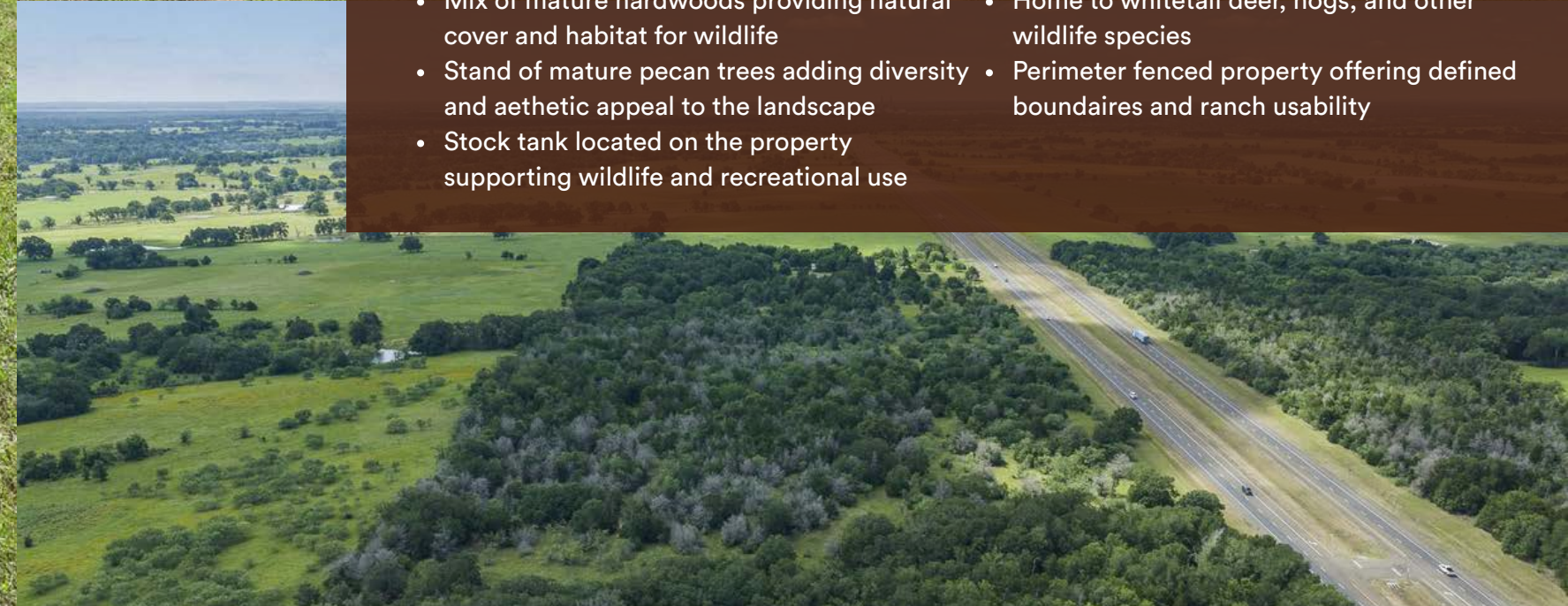
IMPROVEMENTS

- 2,301 SF Residence
- 3 bedrooms, 2.5 bathrooms
- Detached oversized 2-car garage and carport
- Shop includes one overhead drive-in door and overhead movable hoist
- 1,200 SF metal utility shop
- Chain-link fenced backyard
- Perimeter fencing (excluding driveway entrance)
- Tri-Country water meter
- Existing private water well



LAND FEATURES

- Mix of mature hardwoods providing natural cover and habitat for wildlife
- Stand of mature pecan trees adding diversity and aesthetic appeal to the landscape
- Stock tank located on the property supporting wildlife and recreational use
- Home to whitetail deer, hogs, and other wildlife species
- Perimeter fenced property offering defined boundaries and ranch usability



11-03-2025



Regulated by the Texas Real Estate Commission Buyer/Tenant/Seller/Landlord Initials Date Information available at www.trec.texas.gov IABS 1-2

39.12 ACRES IN BREMOND, TX



D: 979.977.6094 | C: 214.223.0378
Brad.Abel@OldhamGoodwin.com



D: 979.977.6094 | C: 281.750.5776
Jay.Tjoelker@OldhamGoodwin.com

979.268.2000 OGFARMANDRANCH.COM BRYAN | HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH

This Offering Memorandum was prepared by Oldham Goodwin Green, LLC (BROKER). Neither the Broker nor the Owner of the Property (OWNER) makes any representations or warranties, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

