

Pecan Hill Ranch

7439 Highway 90 S. Navasota, Texas 77868

1,236 acres/\$16,000,000

- **Location**

Pecan Hill Ranch is located 70 miles/1 hour Northwest of Houston. 20 minutes South of College Station and 2 miles East of Navasota.

- **Access**

There is approximately 2,500 ft of Highway 90 frontage.

- **Improvements**

- 1) 2,484 sf remodeled original Farmhouse
- 2) 3- Residential water wells
- 3) 3- 800' deep irrigation water wells with generators generating 500 gpm each
- 4) 40x50 metal airplane hangar with bi-fold door
- 5) 2,000 ft fenced grass airstrip
- 6) Foreman's cottage
- 7) Misc. shop, hay barn and equipment barn

- **Internet**

CenturyLink DSL available

- **Minerals**

Owner will convey 100% of all owned Mineral Estate with accepted contract. Owner does not guaranty percentage of ownership. Buyer to do all their own due diligence.

- **Cattle Operation**

Property will sustain 400 cow/calf pairs. Infrastructure is in place for irrigation and pasture rotation.

- **Terrain & Pastures**

Across the 1,236 acres is about 70 feet of elevation change. Parts of the ranch have been improved with Jiggs grass.

*All information contained in the presentation, while based upon information supplied by sources deemed to be reliable, is not, in any way, warranted or guaranteed, either expressed or implied, by Navasota Realty. All information contained herein should be verified to the satisfaction of the person relying thereon. This presentation is to be used solely for information.

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- **Surface Water**

There are 4 lakes that are each 2-6 acres and 5 ponds smaller than 2 acres.

- **Carrying Costs**

The entire property is under an agricultural tax exemption. Current taxes with all improvements are less than \$9,000/year. Property is located inside Opportunity Zone Created by the Tax Cuts & Jobs Act of 2017