

## **GRAND ROCK RANCH**

*Complete Property Description*

8602 CR 247, Caldwell, TX 77836

Experience all that the western way of life has to offer! Grand Rock Ranch is now available for the first time to the public. This expansive 95.3-acre ranch located in Burleson County boasts an exceptional custom modern ranch style home featuring over 2,734 square feet of total living space in a two-story floor plan. The home is situated at the end of the circle driveway and pipe gated entry along the paved County Road 247 in Caldwell, Texas. Grand Rock Ranch is located just 10 minutes West of Snook, 15 minutes East of Caldwell and 17 minutes from Texas A&M University in College Station. Great attention was given to the functional ranch setting, lavish home features and private atmosphere. The 3+ bed, 2.5 bath main house was built in 2016 and includes an expansive downstairs master suite, comfortable living space, and open kitchen with multiple bedrooms upstairs and ample storage. Upstairs also includes the 4<sup>th</sup> flex room that could be used as a bedroom, office space or work-out area. Home features include custom stone fireplace, granite countertops, double porches, and more.

The ranch is also known for its lush, improved grasses and ability to support the truest working cattle operation should one desire. Most of the land is open gently rolling improved grasses with scattered large Oak trees and cross-fencing for cattle/horses. The current owner has devoted approximately 22± acres for hay production with rotational cattle grazing practices across the entire 95.3 acres. Recreational hunting enthusiasts will appreciate the diversity of the property as the Southern boundary area includes more wooded terrain with a wet-weather creek – both serving ample cover and habitat for wildlife.

Improvements have been masterfully designed creating a balance between function and beauty. The ranch includes a multi-use barn/shop building that spans 100X100 in size. The multiple large door openings, workspace, concrete floor and enclosed areas serve as a functional use for working on equipment or managing livestock. Pipe cattle pens, stalls and cross-fencing adjoin the barn/shop making this structure very useful for a working ranch or RV storage.

### Property Features Main House

- Custom modern ranch style home: 2 stories, 2,734 square feet
- Home includes 3 beds, 1 flex room, 2 ½ bath
- Tankless water heater
- Fireplace with custom stone; Wood burning fireplace with gas assist
- No floodplain
- Rural water provided by Tunis Water Supply Corporation, CR 247
- Bryan Texas Utilities is the electric provider
- Special interior home features: Custom cabinets, granite counter tops, stone fireplace, recessed lighting, custom wooden baseboards/trim, wood-look tile flooring

- Special exterior home features: Open porches with wood beaded ceilings, stone accents, hardie plank lap siding, large windows throughout, large high ceiling flex room upstairs

#### 100X100 Barn/Shop & Pipe Pens/Stalls

- 50X100 enclosed space with 3,000 square feet of concrete flooring under roof
- Barn includes 25 ft overhangs on two sides
- Pipe stalls and working pens under overhang cover
- Attached fenced lanes adjoin pipe working pens
- Barn features 4 large sliding doors with tall openings to accommodate height of RV, tractors, ranch equipment, etc.
- Electricity/lights and water at Barn

#### Featured Ranch Amenities

- Oak trees and various shade trees for livestock and wildlife
- Improved Coastal Bermuda Grass
- Cross-Fencing
- Two sets of pipe working pens with shades

#### Water

- Water is provided by Tunis Water Supply Corporation along CR 247
- Various water troughs in place for livestock
- 3 stock ponds
- 2 wet-weather creeks

#### Drive Times

- 10 minutes West of Snook
- 15 minutes East of Caldwell
- 17 minutes from Texas A&M University in College Station
- 1 hour, 42 minutes from Houston
- 1 hour, 44 minutes from Austin
- 1 hour, 45 minutes from Waco

#### Contact

Grand Rock Ranch listed by Signature Ranches LLC  
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