



# Keys Creek Farm

TBD FM 1671, Rosebud, TX 76570

71.47 Acres

\$550,000



## UNRESTRICTED

## CORN PRODUCTION

## AG VALUATION

Keys Creek Farm is 72+/- acres located in Falls County, one of the best up-and-coming markets in Central Texas. Currently in corn production, the property has approximately 1,300 feet of paved road frontage, some of the best soils in the county, and many potential uses due to the diversity of the wet-weather creek and proximity to urban centers. There is plenty of buildable space for a homesteader, the market is right for investors, and current farm use means there is potential for perpetual income from the land.

Keys Creek bisects the farm, creating a natural feel to the farm in an area mostly surrounded by row crops. The creek area has mature trees such as cedar elm, hackberry, and black walnut, and there is potential to impound the creek for a large pond or lake. The soils are fertile and productive, and the current corn production could be changed to many other crops or even switched to grazing.

The property is completely unimproved, including fences. There is electricity at the road. Mineral rights are negotiable. Seller financing available.

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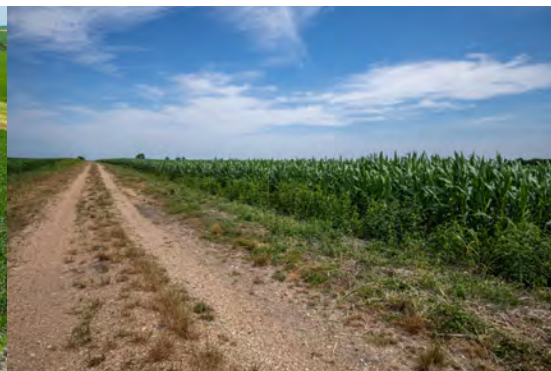


**Craig Bowen**

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## LOCATION

Falls County, Rosebud-Lott ISD.

4.5 miles to Rosebud, 22 miles to Temple, 40 miles to Waco, 61 miles to College Station, and 89 miles northeast of Austin.

## DIRECTIONS

From Temple, TX, head east on SH 53, then follow FM 1671 directly to the property.

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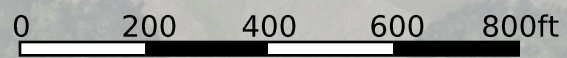



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 Boundary



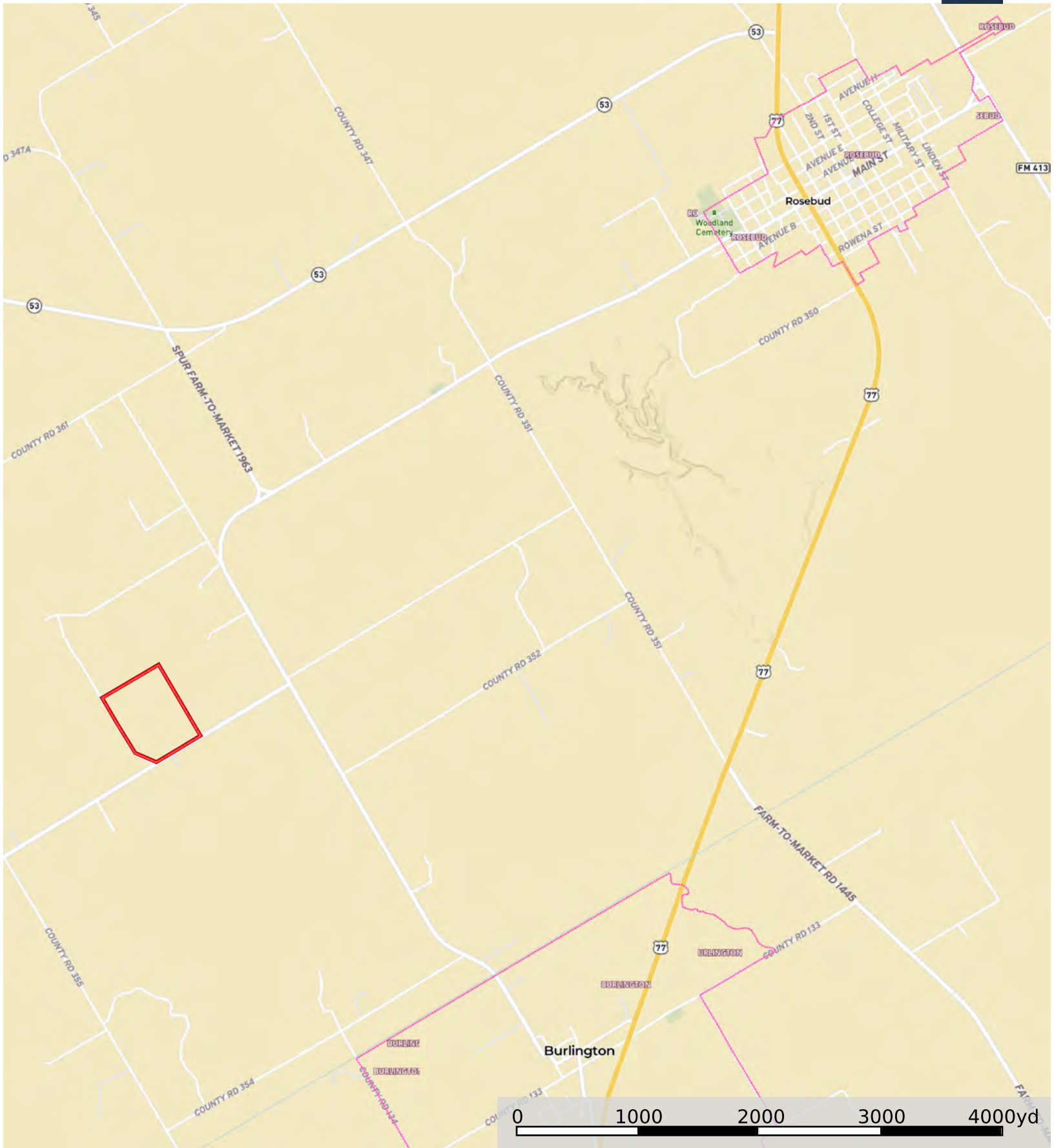


 Boundary  
100-year Floodplain



mapbox

Boundary Neighbor



Boundary