



Mussel Beach Ranch

226 CR 273, Bremond, TX 76629

222.22 Acres

\$1,870,000



CREEKS & PONDS

TWO CABINS

UNRESTRICTED

Mussel Beach Ranch is one of the finest land holdings in Falls County and is a spotless example of what landowners can accomplish with patience, sound management, and love for the land. This picturesque ranch is centrally located, has all-weather access and lots of county road frontage, multiple ponds, cabins, and topography. There are multiple home sites, ability to add more water wells, and very limited flood plain to interfere with infrastructure plans. No restrictions, pipelines, transmission lines, access easements, or other known encumbrances.

Mussel Beach Ranch is diverse in every way. While it appears mostly wooded, there are large, cleared areas and sparse understory that make the ranch feel open and inviting. There are several forested parts that provide perfect cover for native wildlife, which thrive in the well-managed woodlands and fields. There are at least 15 tree and brush species present on the property – including black walnut, Osage orange, American elm, Texas persimmon, and several oak species – and countless grasses and forbs, some of which are no longer common in the area.

There are two large ponds on the property, as well as two active creeks. Willow Creek flows year-round on the west side of the property, while a wet-weather branch on the northeast side is currently impounded by a beaver dam. The low-lying areas of the property meet a centralized ridgeline with some 65 feet of rise. This striking topography, coupled with a manicured ATV/UTV trail system, makes the ranch feel big and private.

Mussel Beach Ranch is currently used as a weekend getaway for friends and family. There are two one-room cabins, complete with A/C, to support owners and guests, a Quonset-style equipment barn, two water wells, electricity onsite, and 6 entrances into the property along the 5,200 feet of road frontage. The ranch is boundary fenced with barbed wire in fair condition. Mineral rights are negotiable.

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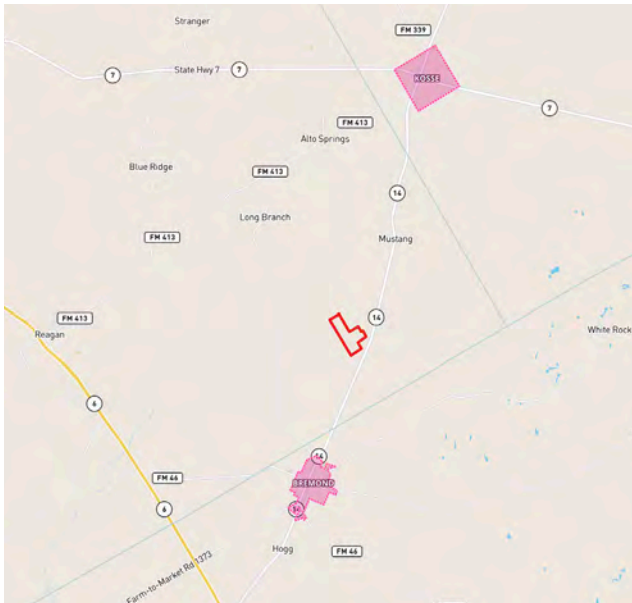
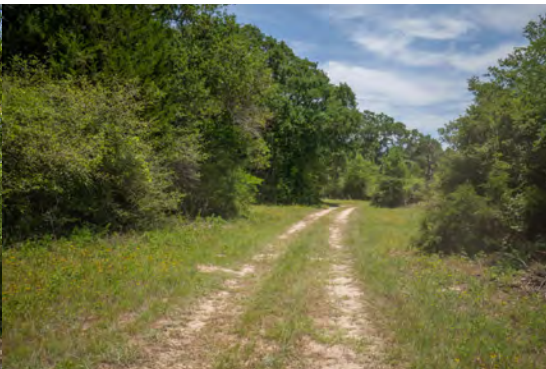


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LOCATION

Falls County, Bremond ISD

0.5 miles to Hwy 14, 3 miles north of Bremond, 21 miles southeast of Marlin, 50 miles south of Waco, 52 miles north of College Station, 52 miles east of Temple, 118 miles northeast of Austin, 120 miles south of Dallas.

DIRECTIONS

From Bremond head north on Hwy 14 for 3 miles, turn left on CR 273, property begins in half a mile on the right.

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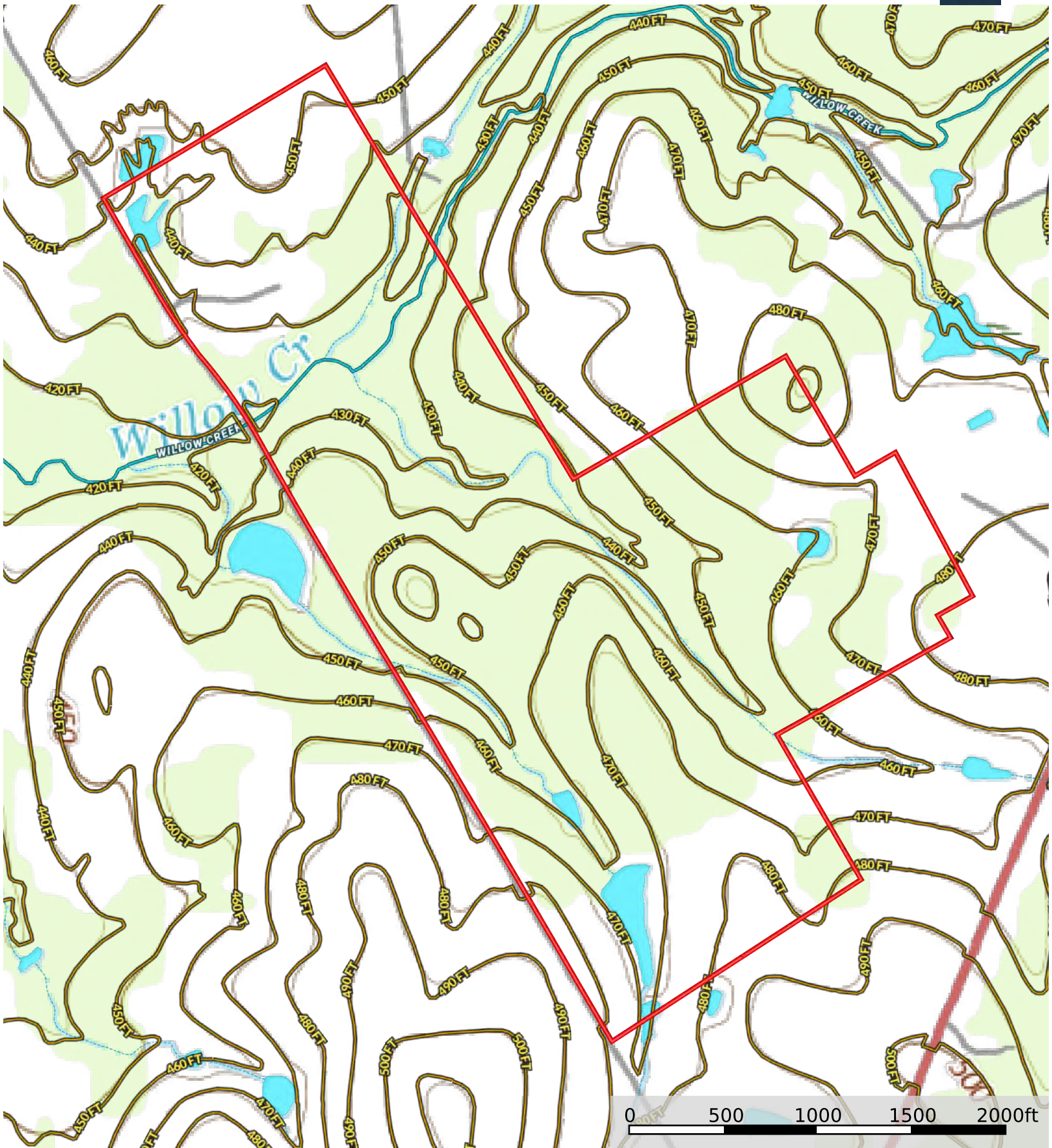
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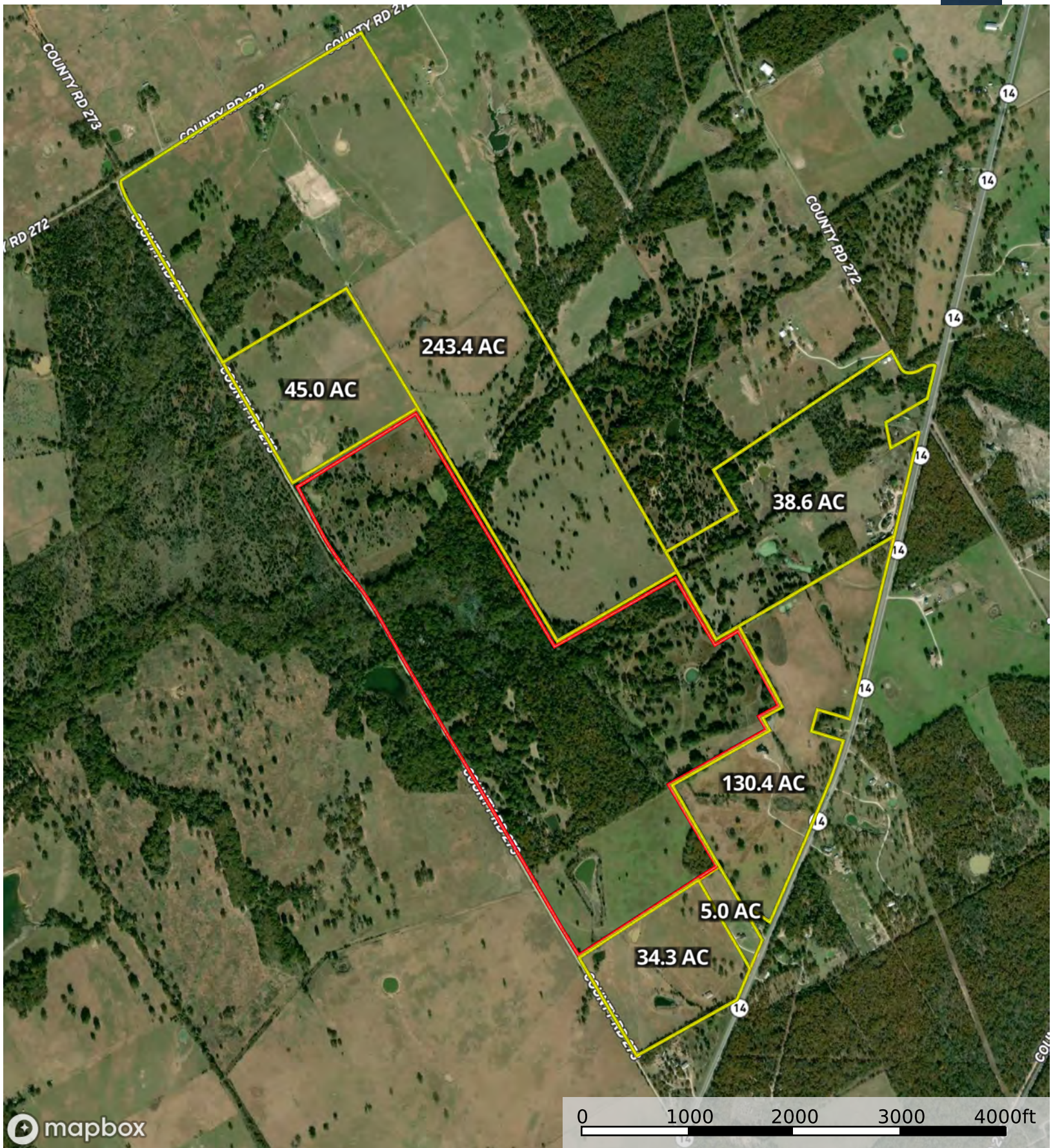


 Boundary



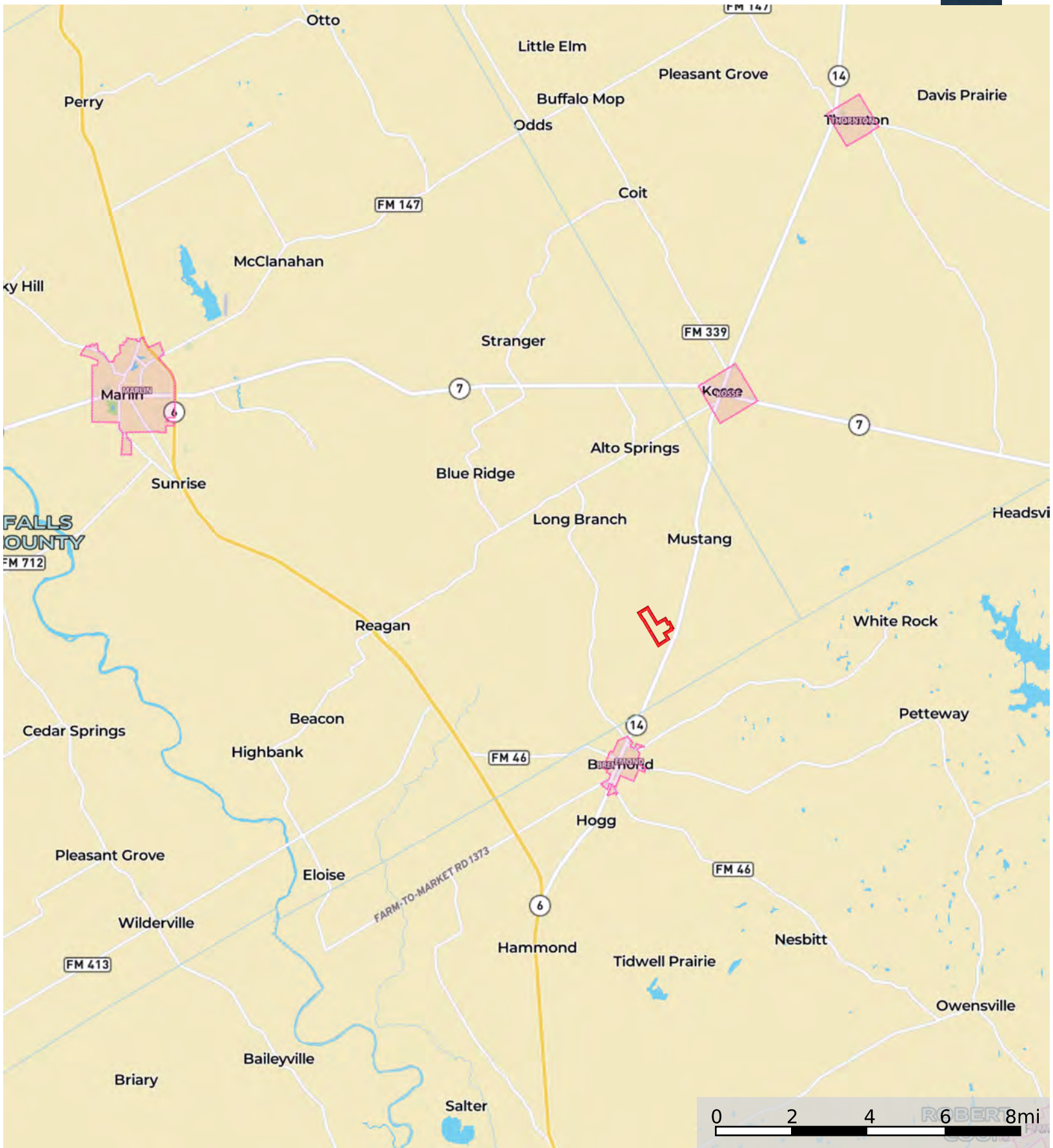
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mapbox

Boundary Neighbor



Boundary