



## *Twin Roads Ranchette*

7202 E US Highway 190, Rochelle, TX  
10 Acres | \$229,000



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## *Property Description*

This 10-acre tract features gently rolling terrain with more than 10 feet of elevation change, creating a visually appealing and functional landscape. Select mesquite has been cleared to allow the Klein grass to flourish, and the owner is willing to remove the remaining mesquite if the buyer chooses. Soils are predominantly sandy loam, well-suited for grazing or hay production.

The shop is roughly 40' x 80', featuring two large roll-up doors, an overhead crane spanning nearly the full length of the building, and three-phase electrical service already in place. A new water meter and water line are already installed, providing a solid foundation for future development. Twin Roads Ranchette includes approximately one acre of chain-link fencing around the shop area. The remainder of the property is fenced on two sides with five-strand barbed wire, and the owner is willing to share in the cost of fencing the remaining boundaries (offer dependent).

A new water meter has been installed, and the water line has been extended to the shop.

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## Location

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McCulloch County

10 miles to Brady, 26 miles to San Saba, 67 miles to Lampasas,  
130 miles to Austin-Bergstrom International Airport(2 Hours)

## Directions

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From Brady, travel east approximately 10 miles on Highway 190. The gate will be on your right.



Scan here to see more of  
Twin Roads Ranchette

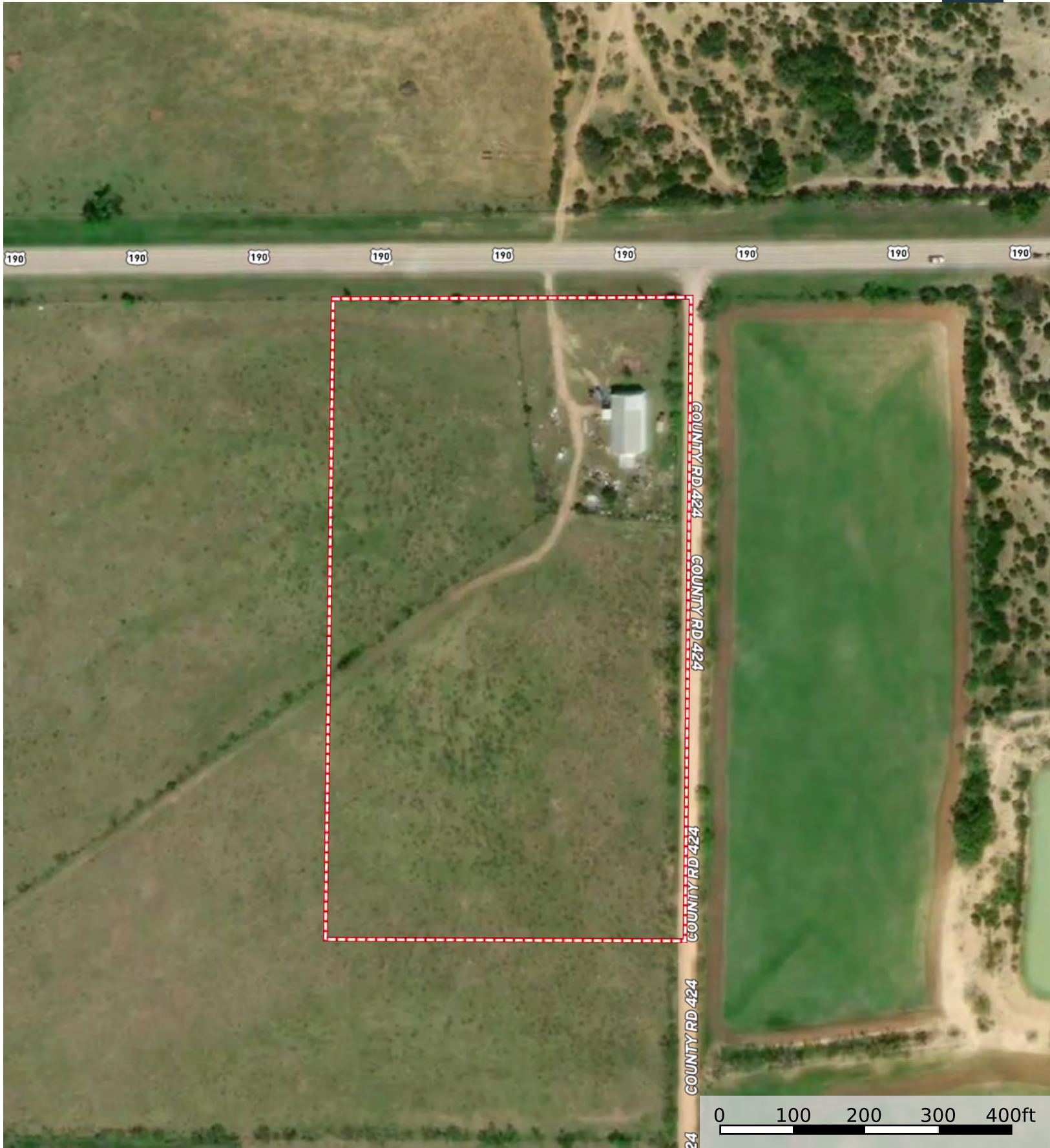
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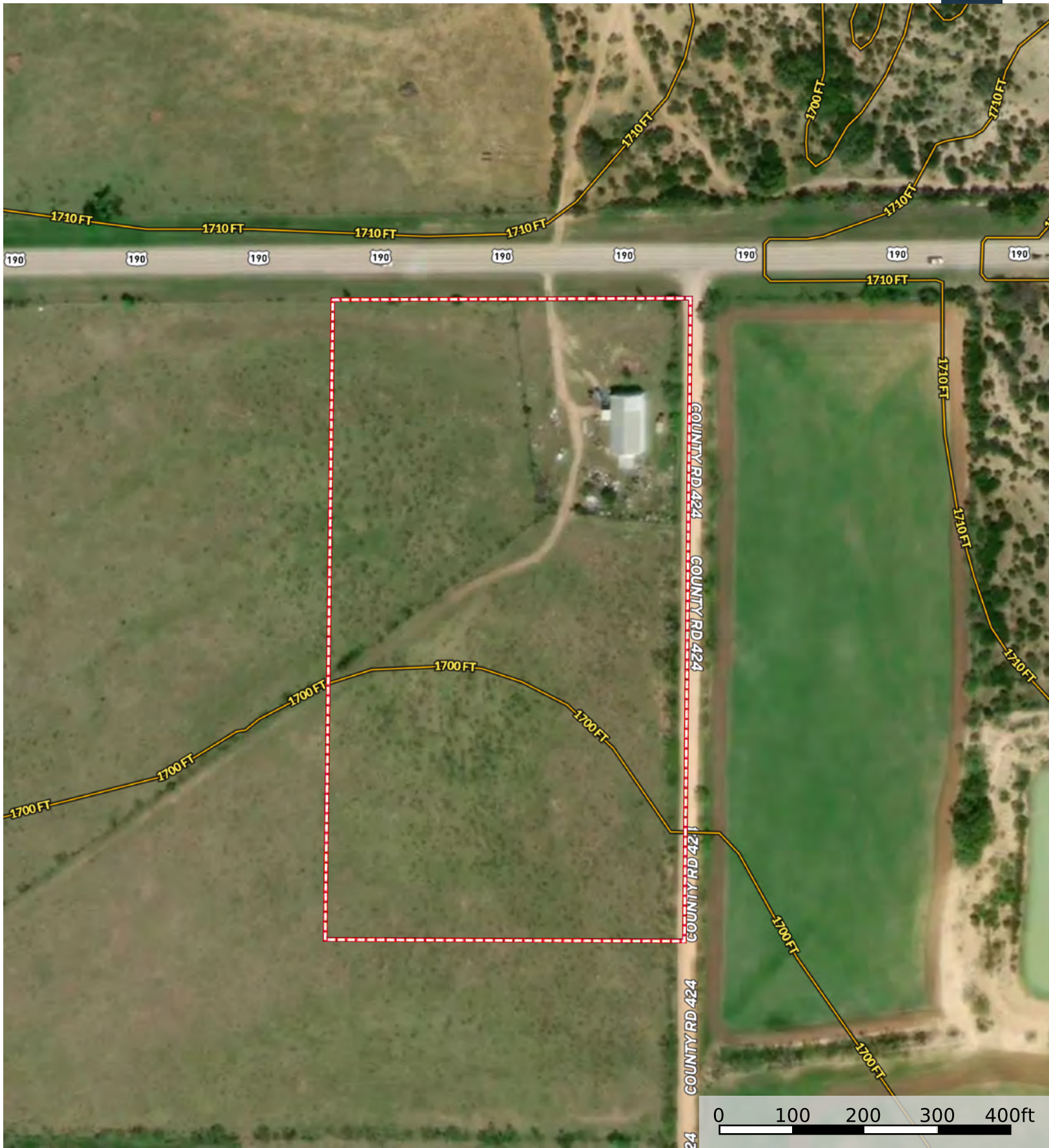
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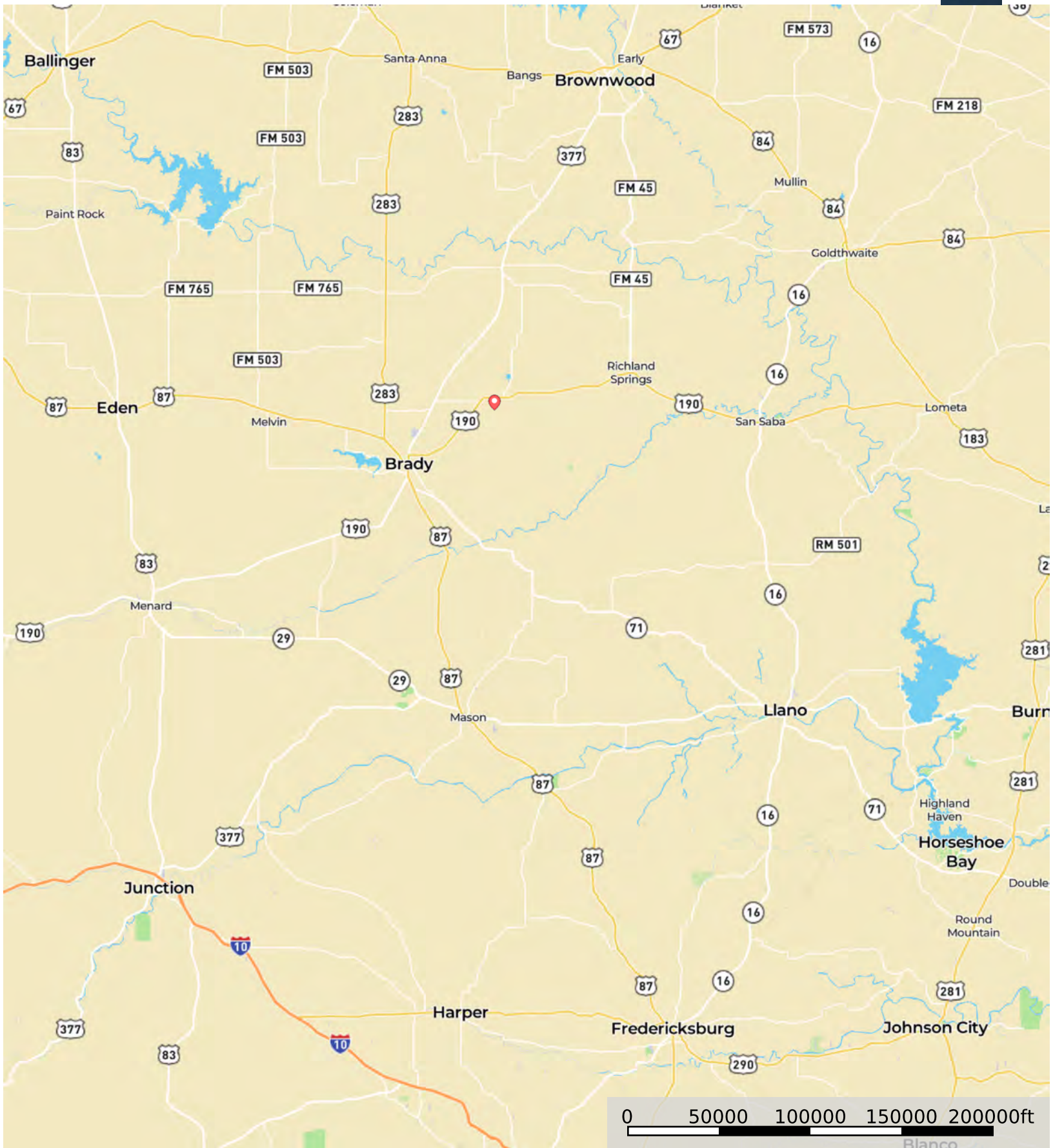


Boundary



Boundary

Tract 3- TBD CR 424, Rochelle, TX - 24 Acres  
McCulloch County, Texas, 24 AC +/-



- Marker
- Boundary
- Boundary