



Little Brushy Crossing

TBD FM 39, Jewett, TX
68 Acres | \$349,990



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Dustin Preston

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Property Description

The property consists of approximately 68 acres with an estimated 70% open pasture and 30% wooded acreage. This balance creates a highly usable landscape, with open areas providing opportunities for grazing and agricultural use while the wooded portions offer privacy, shade, and wildlife habitat.

A tributary of Little Brushy Creek flows through the property from north to south, creating a natural drainage corridor and adding diversity to the terrain. The combination of open pasture, wooded cover, and the creek tributary creates an attractive setting for both livestock and wildlife.

Approximately 2,000 feet of FM 39 frontage provides excellent access to the property and adds considerable versatility for future use. With its mixture of pasture, woods, water features, and paved frontage, the property offers multiple potential locations for a future homesite, ranch headquarters, or recreational improvements.

The property is currently under an agricultural exemption.

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Improvements

The property is improved with a combination of five-strand barbed wire fencing and twisted-wire fencing, providing established boundaries for livestock and agricultural use.

Electricity is already on the property, providing an important piece of infrastructure for future residential, recreational, or agricultural improvements. A private water well would need to be drilled for domestic or livestock water needs. Water wells in the area range from 600-750' deep with average yields of 35 GPM.

With established fencing and electricity already in place, the property provides a solid foundation for a buyer looking to continue agricultural operations or develop the property to fit their individual needs.

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SCAN HERE TO VIEW MORE OF
LITTLE BRUSHY CROSSING

Location

Leon County

10 miles to Centerville, 46 miles to Bryan-College Station,
70 miles to Waco, 95 miles to Dallas, 102 miles to Houston.

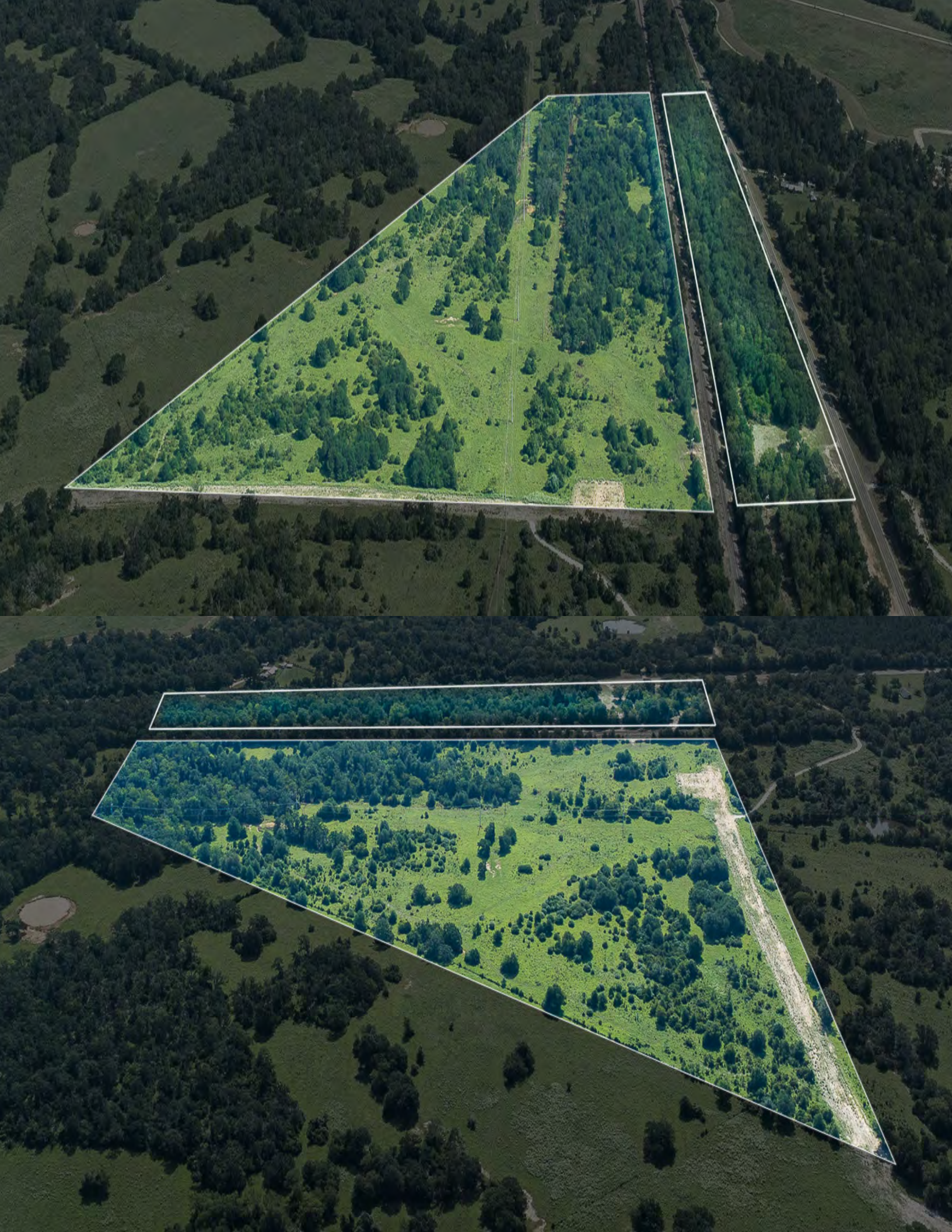
Directions

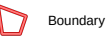
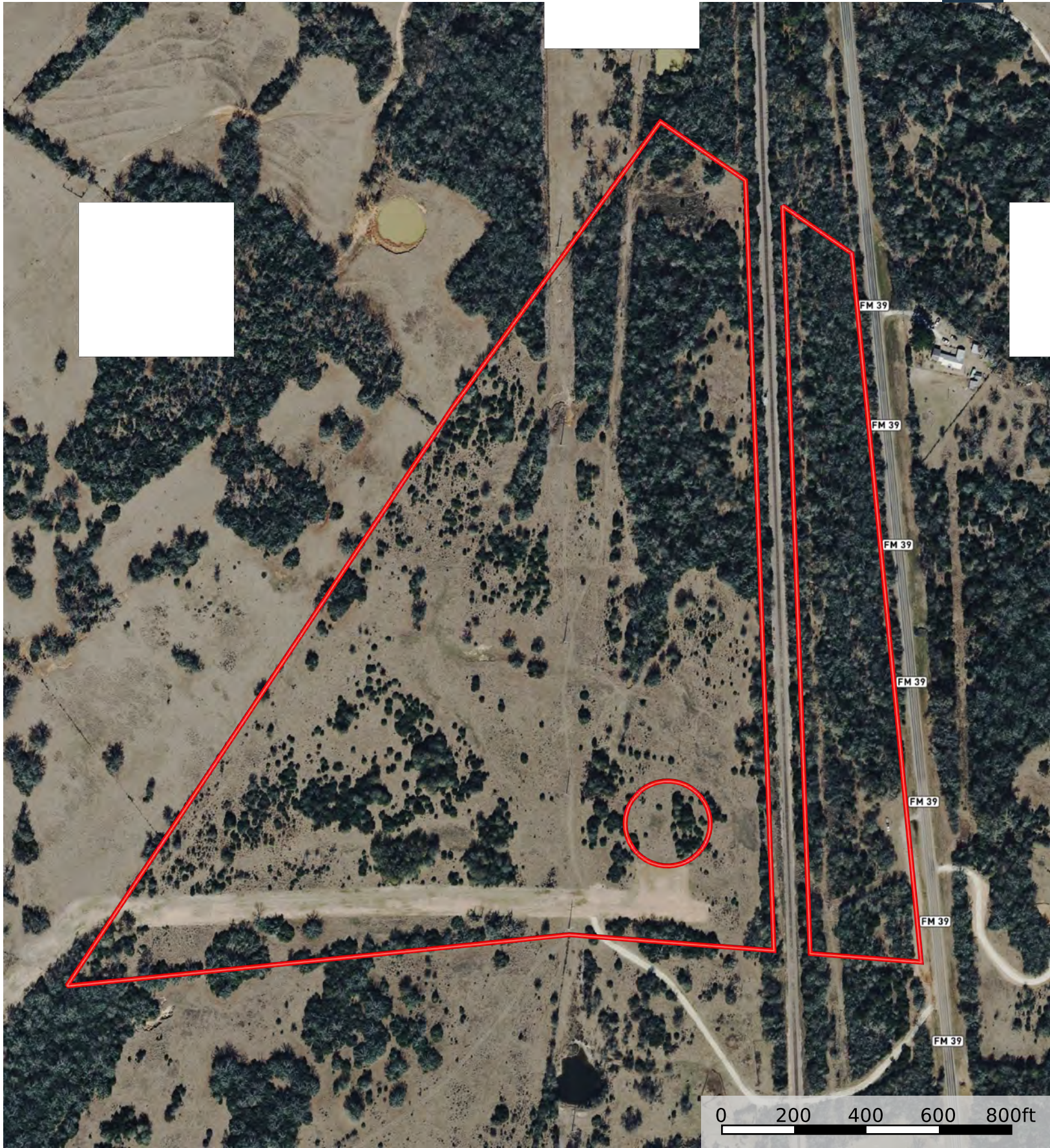
From HWY 7, Travel North on FM 39 for approximately 2.5 miles, and the property will be on your left side.

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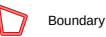
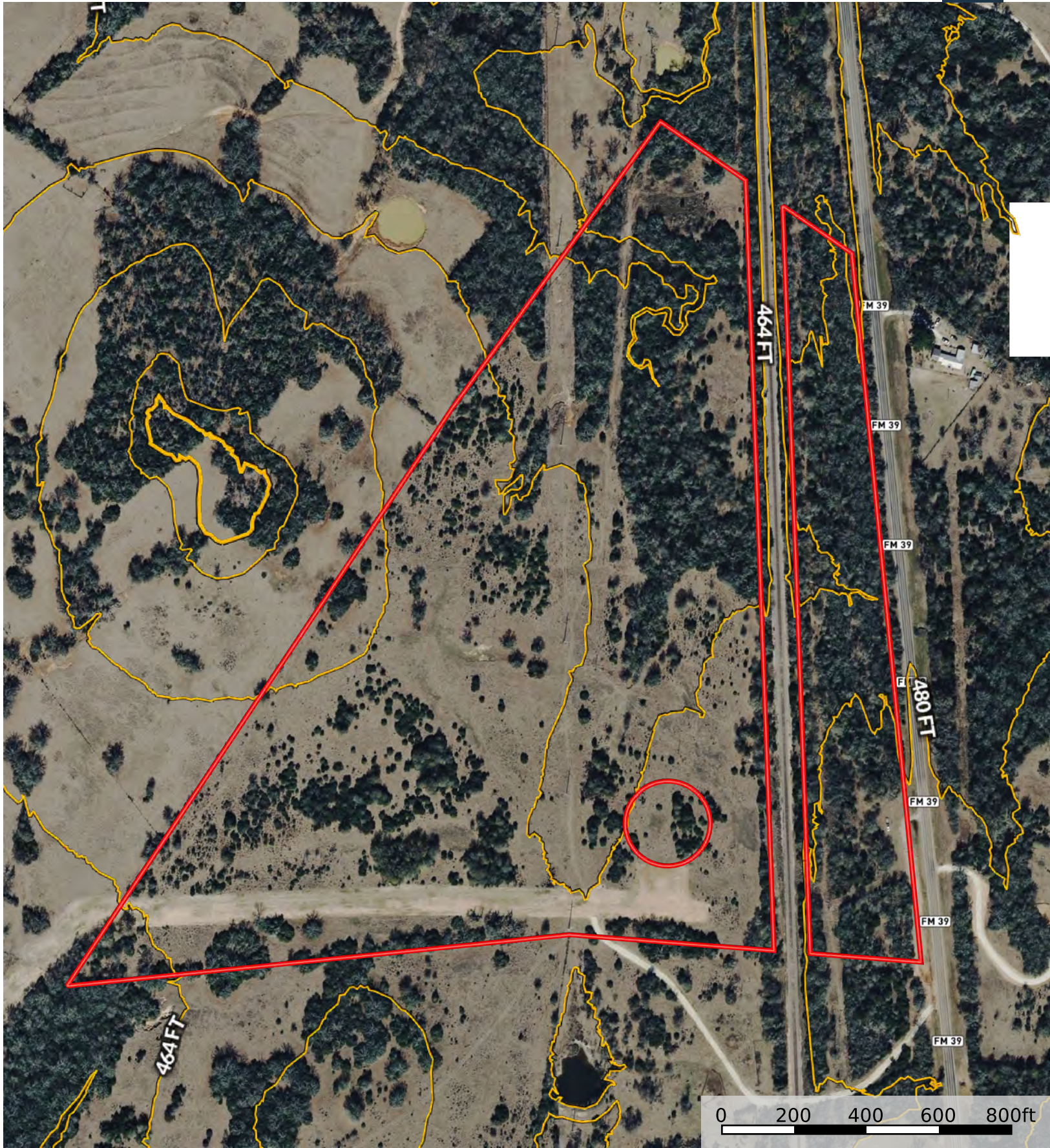


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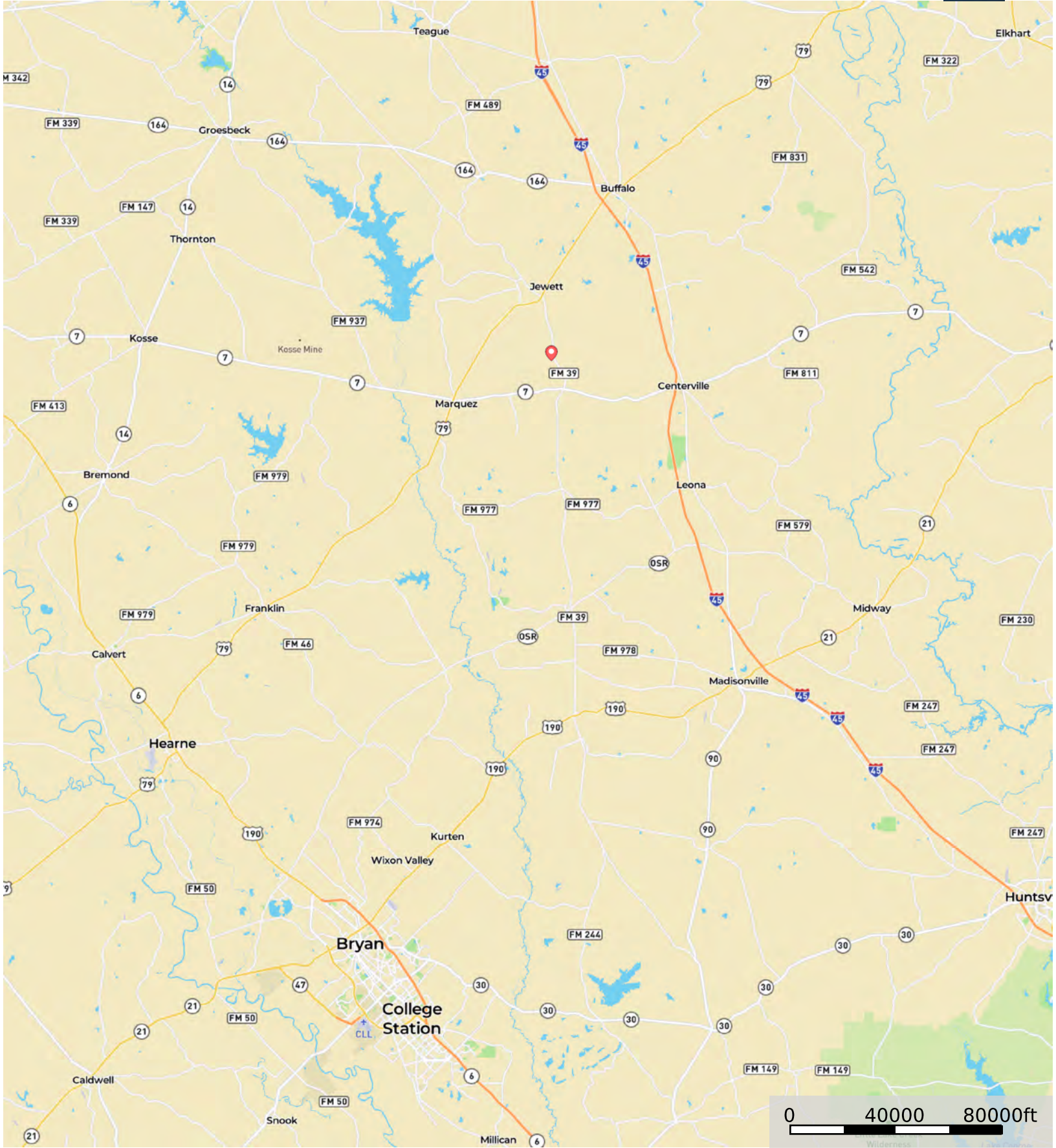




Boundary



Boundary



Marker Boundary