

Country Homes/Acreage - Snook, TX



12146 County Road 276, Snook, TX, 77878

Offered at \$2,506,255

Cheney Farm is +/- 148 acres located in the fertile Brazos River basin only 17 miles from College Station. This farm has is established in Alfalfa, where the current owner has been successful with square and round bale hay sales. There are 5 separate fields, all currently planted in Alfalfa. This farm has great access for any size truck via a gravel county road off of FM 50. IMPROVEMENTS Equipment and Hay Barn- 100ft x 100ft Built in 2010 New Hay Barn- 75ft x 100ft Built in 2020 Living Quarters/Shop- 40ft x 60ft Built in 2002. This barn has a full cement floor with a nice living area built inside. 1 bed with kitchen area and 1 bathroom. It is approximately 400sqft. Large Galvanized Grain Bin Irrigation Pivot WATER There are 2 water wells. One domestic, 4 inch water well that supplies the living quarters and barn areas. The 2nd well is an irrigation well that supplies the pivot with a 25hp pump. *Additional land is also available nearby*

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

148.37 acre (lot size)

Built: 2002



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vip@assist2sell.com

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