

Rural Unimproved - Franklin, TX



4830 Fm 1940, Franklin, TX, 77856

Offered at \$212,600

Every once in a while you come across land that just has it in spades. This is what you will find at this unrestricted 7.77 +/- acreage tract, with stunning topography, views, elevation changes, and homesites with zero flood plain. The land has a superb mix of terrain varying from improved coastal-bermuda pastures with scattered mature oaks, to forested areas flush with oaks, cedars, and hickory among other species with nice elevation changes. Primary to the property is a scenic fishing pond that is partially wrapped with forested land that creates a beautiful vista from one of several ideal home-build sites. The land has primary access off paved FM 1940 and additional secondary frontage off Camp Creek Cem Road. The land has partial fencing, cleared property lines, and electric service all ready on-site. In addition, the property comes with a graveled entry drive and gate with four-board equestrian fencing that creates an impressive primary entry onto the property. Enjoy the close proximity to the desired county seat town of Franklin with its acclaimed ISD, the one-of-a-kind nearby New Baden General store, and the property's easy commute to the action and entertainment of SEC country in Bryan/College Station. As the adage goes, if you're going to build in the country, build on inspiring land. This may be the location where the next great chapter in your story is written. Call for more information, interactive mapping, or to schedule your on-site tour.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
7.77 acre (lot size)
Built: Unknown year



Scan above on mobile device
for directions to this listing

Assist2Sell
vip@assist2sell.com



All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.
©2025 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of Keller Williams Brazos Valley

