



Jacobs Properties

CLARK RANCH 135

Anderson, Grimes County, Texas

Clark Ranch — beautiful 135± acres, it's the definition of pristine! Featuring lush hayfields, rolling hills, meandering tree lined creek, a three-acre stocked pond and panoramic views — it's the kind of property everybody wants but that's usually unavailable! The pictures and videos barely represent its beauty and the setting and location are special just like this rare opportunity. It's been strategically maintained to present its natural beauty, yet it's still a blank canvas ready for your plans and dreams.

Offered for \$4,250,000

Price Reduced to \$4,095,000!

Property Specs:

- 14,000 Sq Ft Shop, Covered Awning and Doors on All Sides
- Hay Production Numbers for 2025 Include 30,000 Square Bales and 958 Round Bales (4x5), all Horse Quality
 - Ag Exempt • 3 Acre Stocked Pond • 1/2 Acre Pond
- Abundant Pecan and Cedar Elms • Covered Pavillion
 - Fenced & Crossfenced • Waterfowl and Wildlife
- Working Pens • Improved Roads • 1,140' of Road Frontage
 - 30 mins to College Station, 8 mins to Anderson, 30 mins to Montgomery
 - SHOW PLACE — don't miss out!

AMERICAN
FARM + RANCH



Directions to property:
From Anderson, travel east on FM 2819 for 4.75± miles, turn left onto FM 2562, travel 1.75± miles, property will be on the left. Look for Jacobs Properties sign with Shannon Thornton contact information. Property is gated, please do not enter without listing agent.

Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com