



“On the Square”

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PRODUCTIVE TODAY. *Positioned for Tomorrow.*

Positioned just south of Highway 60 near East Bernard, this **248.71± acre offering consists of 3 tracts of productive farmland** in an area poised for future growth. Currently utilized for row-crop production, including corn, the property offers established agricultural use today with compelling possibilities for tomorrow. Two of the tracts are conjoined, with West Bernard Creek meandering through the property, adding a natural feature to the expansive agricultural landscape. The third tract is located nearby, creating a substantial combined acreage offering with flexibility for a variety of uses. Located directly in the path of growth extending westward from the **Richmond/Rosenberg area**, the property is strategically positioned near Fort Bend County, **one of the fastest-growing counties in the nation**. Its location provides convenient access to the larger Richmond/Rosenberg area and its expanding selection of shopping, dining, services, and other amenities, while retaining the open agricultural character of the East Bernard area. With an attractive combination of acreage, accessibility, productive farmland, and long-term potential, the property is well suited for **continued agricultural production, investment, land holding, or future development opportunities**. Its scale and location create a unique opportunity to invest in productive Texas land while positioned near the continued westward growth of the greater Houston region.

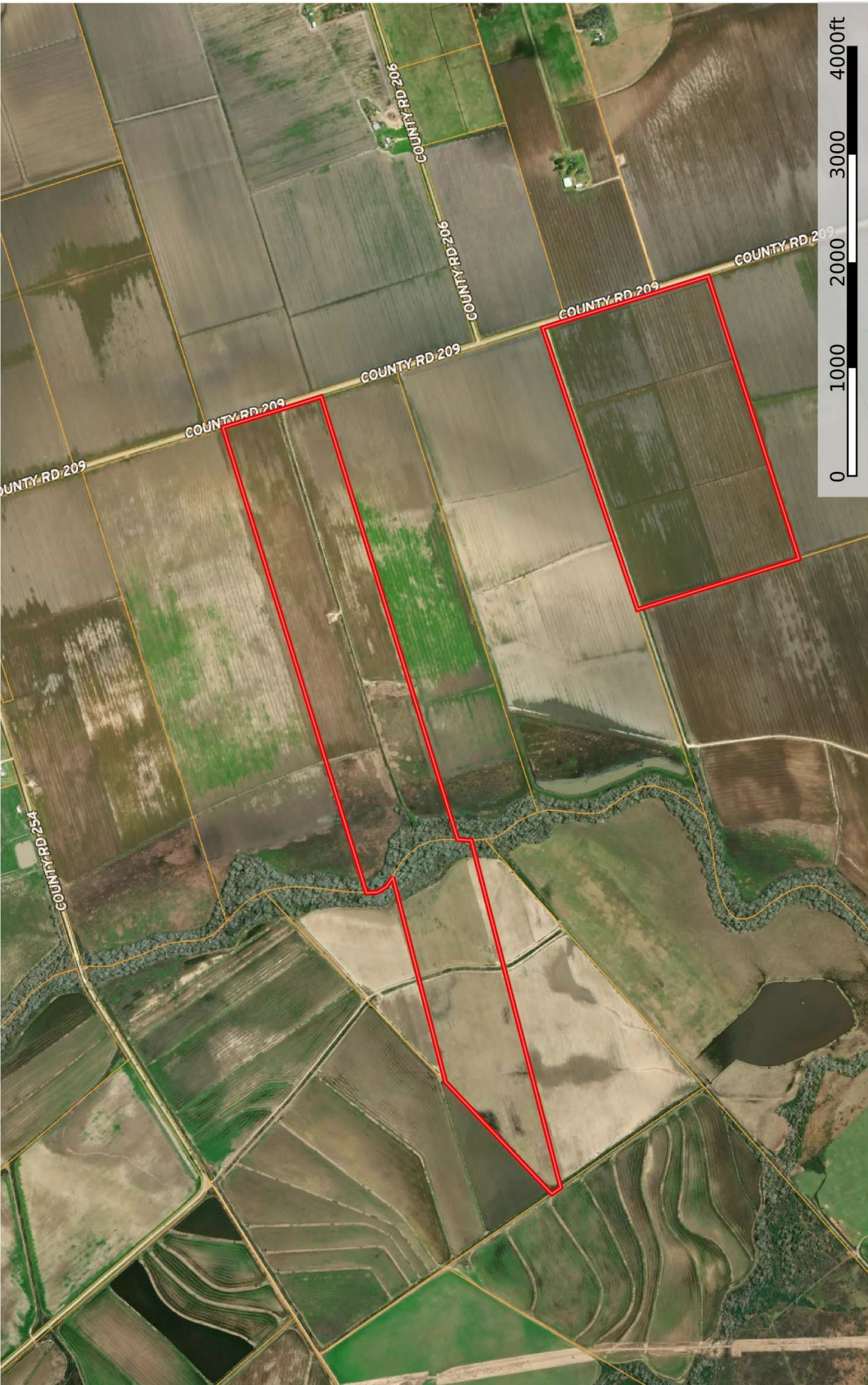


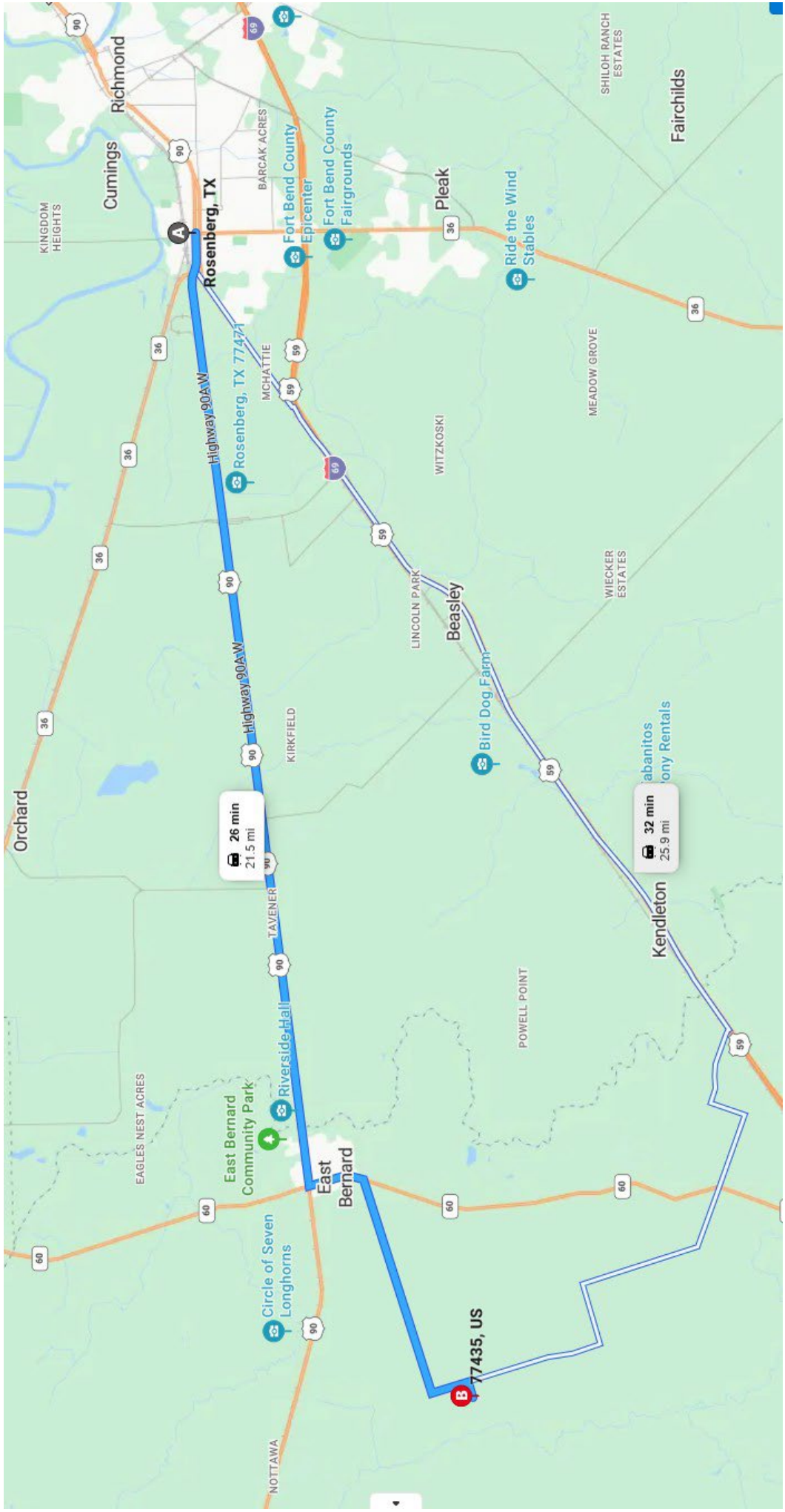
0 CR 254, East Bernard, TX 77435		Property Specifications		TAX ID: 32859	
Property	Acreage	Acreage	248.71 Acres	County	Wharton
Estimated	TBD	Improvements	None	Nearest Town	East Bernard
Minerals	None	Soil	Mixed	School District	East Bernard ISD
Royalties	None	Trees	Near Creek	Hunting	No
Road	Paved/County Road	Terrain	Mostly Flat	Ponds/Lakes	Creek
Available	Electric/Sewer/Water	Grasses	Native	Easements	None
Terms	Cash/Conventional		MLS #: 21242968		
All information provided herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and is subject to errors, omissions, change of price or other conditions, without notice.					

0 County Road 254
East Bernard, TX 77435

\$3,721,000.00

CR 209 East Bernard
Texas, AC +/-





Texas, AC +/-

