

\$1,620,000 - 6860 Fm 2039, Caldwell

MLS® #1918937

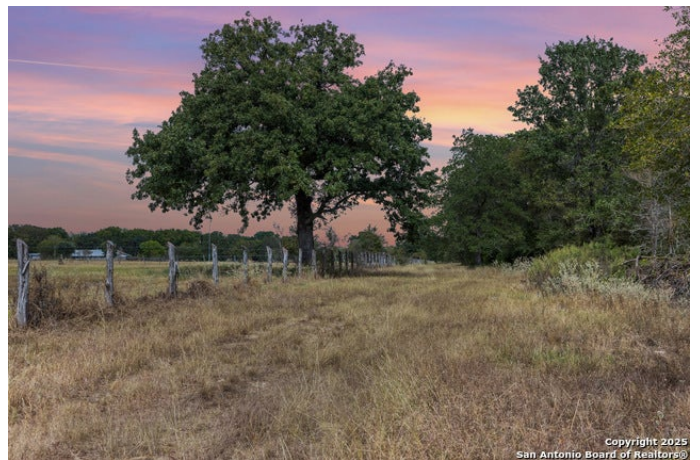
\$1,620,000

Bedroom, Bathroom, 1 sqft

Land on 89.58 Acres

N/A, Caldwell, TX

MOTIVATED SELLERS - This is your chance to own 89.6 unrestricted, ag-exempt acres in one of the most desirable areas of Burleson County, on the College Station side of Caldwell, offering the perfect blend of rural tranquility, recreational value, and close proximity to everything Aggieland has to offer. Ideally situated just 25 minutes from Texas A&M University, Kyle Field, the Texas A&M Health Science Center, Traditions Golf Club, and the Brazos County Expo Center, this property provides easy, low-traffic access to campus, game days, major events, and city amenities, while maintaining the peace and privacy of true country living. Featuring a mix of gently rolling pastureland and beautiful hardwood cover, the property is highlighted by an abundance of mature post oak and mesquite trees, productive sandy loam soil, and three ponds that support livestock and attract native wildlife, making this tract ideal for cattle, horses, hunting, and fishing. The property is fully perimeter-fenced, has electricity running through it, and offers public water at the road, giving you a head start for future homesite development, ranch infrastructure, or recreational improvements. Whether you are looking for a full-time working ranch, a weekend family getaway, or a game day retreat close to College Station, this land is ready for you to make it your own. The ag exemption keeps taxes low, and the sandy loam soil supports strong forage growth, making it ideal for grazing, hay, or even



establishing a small vineyard or orchard. With no restrictions, the possibilities are endless - build a custom home, barndominium, horse barn, or RV hookups for entertaining. Located just 15 minutes from Lake Somerville, you will also enjoy quick access to boating, water sports, fishing, and over 20 miles of horseback riding and hiking trails at the Lake Somerville State Park and Trailway. The property is also within easy reach of Snook's popular Chilifest grounds, Chinook Arena, and several convenience stores and local eateries along the drive into College Station. Large, unrestricted acreage this close to Aggieland is becoming increasingly rare - do not miss your opportunity to enjoy wide-open space, ranch freedom, and a prime location in the heart of the Brazos Valley.

Essential Information

MLS® #	1918937
Price	\$1,620,000
Square Footage	1
Acres	89.58
Type	Land
Sub-Type	Rural
Status	New

Community Information

Address	6860 Fm 2039
Area	3100
Subdivision	N/A
City	Caldwell
County	Burleson
State	TX
Zip Code	77836

Amenities

Amenities	None
-----------	------

Utilities	Electric
-----------	----------

Exterior

Lot Description	Undeveloped, Other
-----------------	--------------------

School Information

District	Not Applicable
----------	----------------

Elementary	Call District
------------	---------------

Middle	Call District
--------	---------------

High	Call District
------	---------------

Additional Information

Date Listed	October 29th, 2025
-------------	--------------------

Days on Market	5
----------------	---

Zoning	RURAL
--------	-------

Listing Details

Listing Agent	Kyle Ritter
---------------	-------------

Listing Office	Legacy Broker Group
----------------	---------------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 3rd, 2025 at 11:51pm CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.