

# \$1,800,000 - 154 Acres Fm 2610, Cleveland

MLS® #1499881

## \$1,800,000

3 Bedroom, 2.00 Bathroom, 2,835 sqft  
Farms and Ranches on 154.84 Acres

N/A, Cleveland, TX

Phenomenal 154 acre live water ranch located just north of Romayor, Texas on Farm to Market 2610. The River Bend Ranch is just 30 minutes north of Houston and sits adjacent to Big Thicket National Preserve. The gated entry leads to a 2,835 square-foot rock home with three bedrooms and two bathrooms. The home features a rock fireplace, sunroom, office, and a large back patio that overlooks the expertly landscaped yard. In addition to the main home there is a 3,000 square foot game room with a full kitchen, as well as a two-bedroom and one-bathroom foreman's house. River Bend Ranch has almost a mile of Trinity River frontage, which serves as the north-western boundary line of the ranch. Additionally, there are three ponds, the largest of which spans over 8 acres. An electric water well serves the entire property and all improvements. This low fenced property is covered in lush grasses with large cypress, cottonwoods and Oaks which provide ample grazing and hay production. The pastures provide ample grazing for cattle and wildlife. Wildlife is in abundance and consists primarily of Whitetail, turkey, dove and seasonal waterfowl. River Bend Ranch is the perfect country retreat offering tremendous opportunities for a recreational paradise and small cattle operation.

Built in 1970

## Essential Information



MLS® #	1499881
Price	\$1,800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,835
Acres	154.84
Year Built	1970
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Active

### Community Information

Address	154 Acres Fm 2610
Subdivision	N/A
City	Cleveland
County	Liberty
State	TX
Zip Code	77327

### Amenities

Utilities	Electricity, Water
Is Waterfront	Yes

### Exterior

Exterior Features	Additional Structures, Barn, Detached Quarters, Exterior Lighting, Fenced, Holding Pen, House, Hay Barn, Outbuildings, River, Sprinkler System, Storage Building
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Heavily Wooded, Mature Trees (ext feat), Pasture, Secluded, Waterfront
Construction	Brick/Stone

### School Information

District	CALL DISTRICT ISD
Elementary	Call District
Middle	Call District
High	Call District

### Listing Details

Listing Office	South Texas Realty, LLC
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