

TA82

TRINITY FIELD



Boundary Lines are Approximate

11434 BOZEMAN FERRY ROAD
MIDWAY, TEXAS

2,450' X 50' GRASS AIRSTRIP | 2,276 SQ FT | 2 BEDROOMS | 1 BATHROOMS | 69.04 +/- ACRES

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11434 BOZEMAN FERRY



A truly versatile and one-of-a-kind 69-acre estate located in the heart of Madison County! The property offers a Charming Custom Home, a 60x60 Hangar, Hay Fields, and a Grass Air Strip. The 2,276-sf home offers 2 spacious bedrooms, 1-bathroom, large living spaces, wood-burning fireplace, & covered porch overlooking the runway. Other amenities include RV hook-ups, full-fencing w/ pipe-fence along front, native pecan and persimmon trees, a 384' water well, chicken coop & run, addt. T-hangar, improved hay field, 0.25-ac stocked pond and currently AG EXEMPT. Airstrip is an FAA-registered 2450' x 50' 10/28 grass strip. Hangar is metal construction with concrete floors, perfect for multiple aircraft. Located minutes from I-45, this property is an easy drive or short flight to College Station, Austin, Dallas or Houston. Call for prospectus, interactive maps, and to schedule your private tour!



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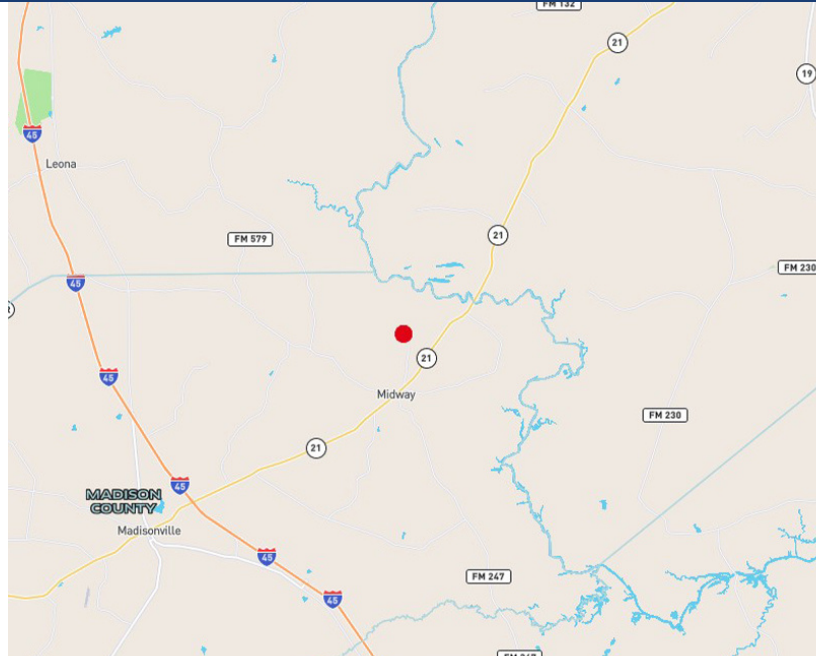
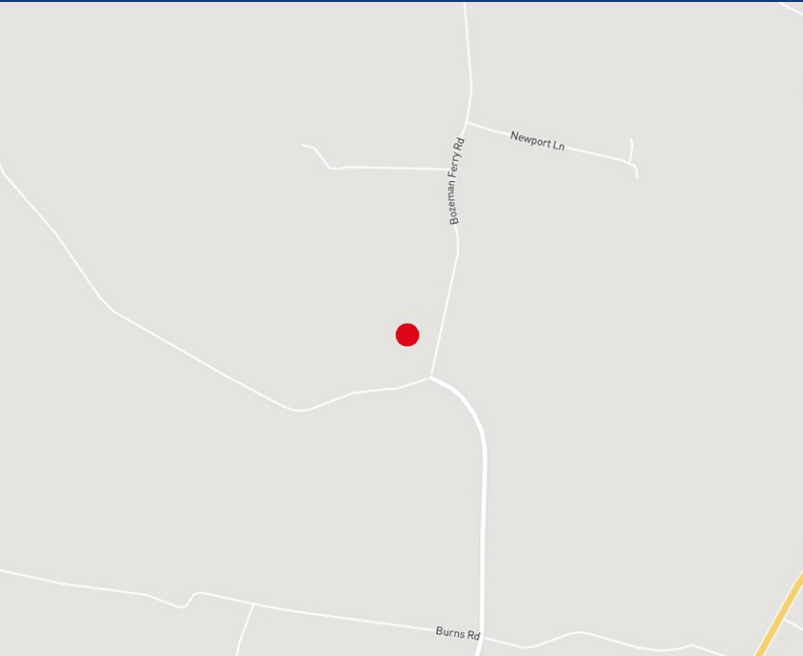


Scan here for additional
information & photos.

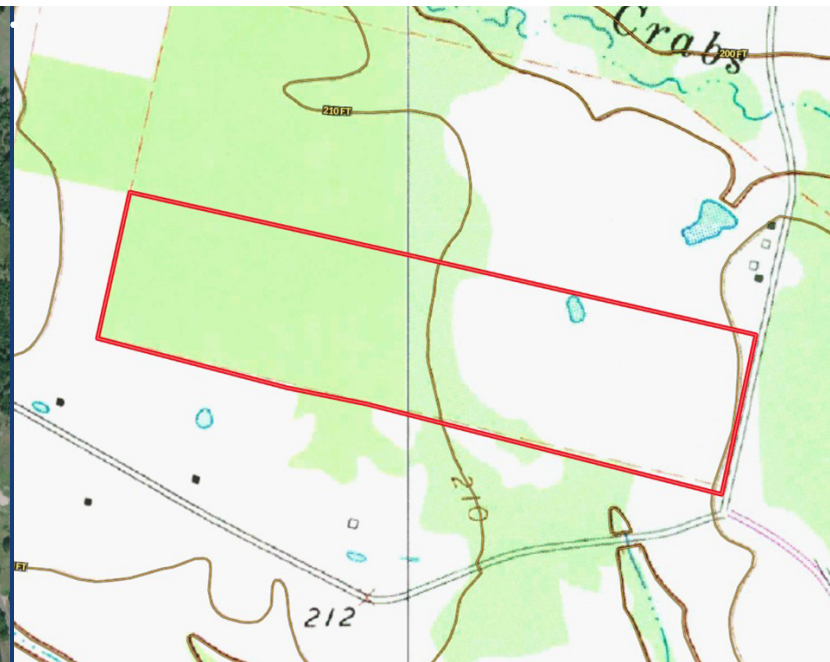


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11434 BOZEMAN FERRY



Directions: From Houston or Dallas, Exit 142 to Hwy 21 E in Madisonville. Turn Eastbound (to Crockett) on Hwy 21 for 9 miles then Left FM 3060. 2 Miles to Right on Bozeman Ferry/CR 245. Property will be on left.



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