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Stalwart Ranch

Normangee Division

5138 SPARROW LANE

NORMANGEE, TX

TWO HOMES | WORKING CATTLE RANCH | 1,155 ACRES +/-



5138 SPARROW LANE



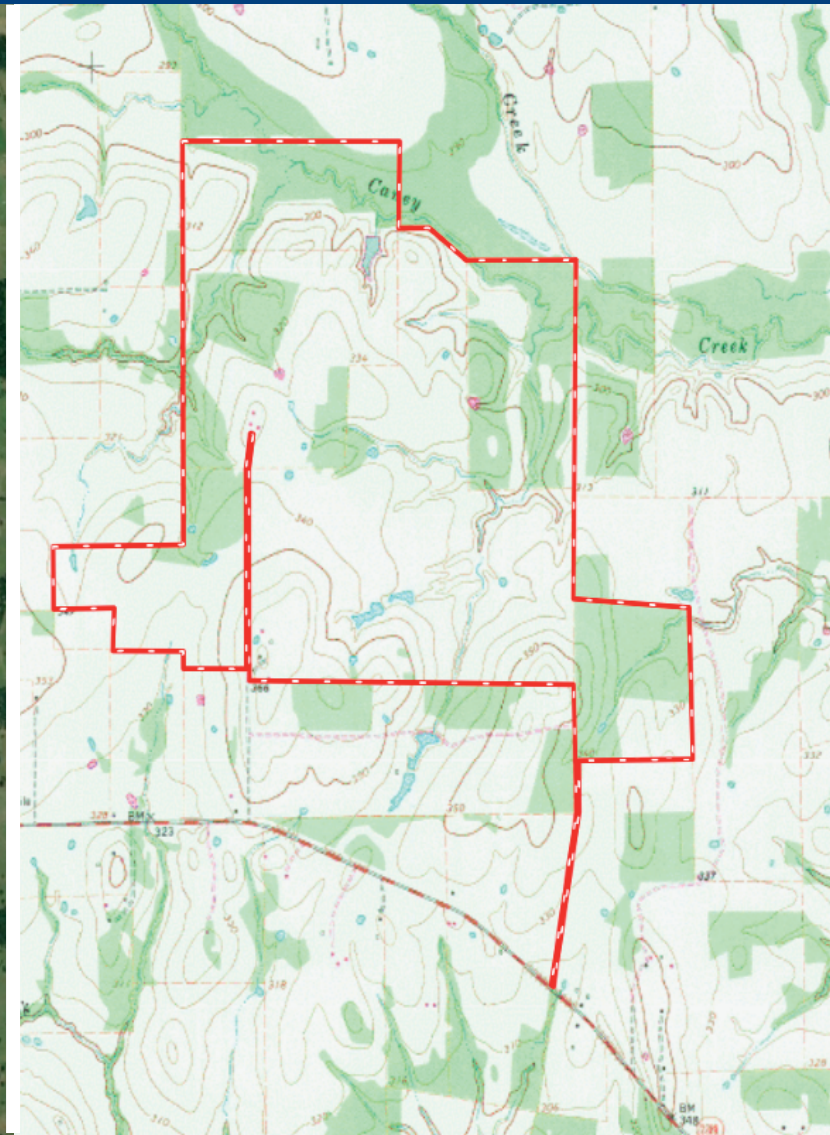
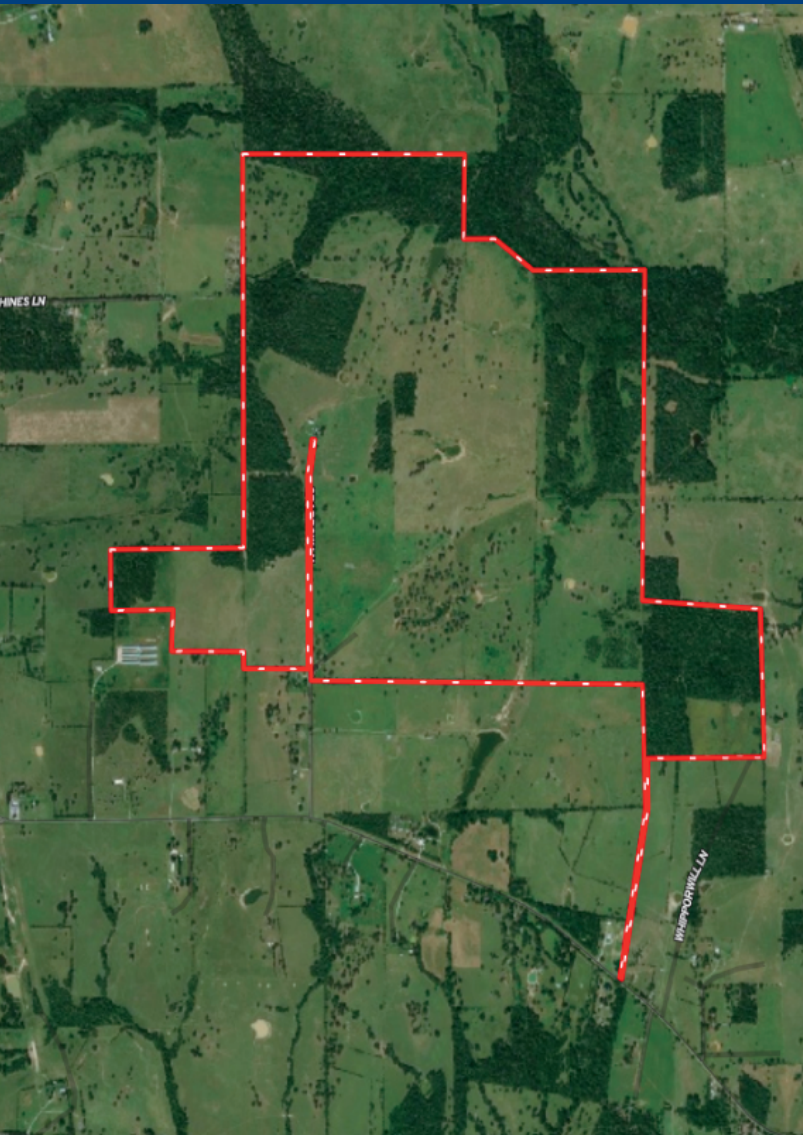
Stalwart Ranch, Normangee Division is a working cattle ranch in the northwestern portion of Madison County. This ranch is predominantly rolling open terrain. Several areas of woods remain for wildlife with Caney Creek crossing the eastern side of the ranch providing waterfowl opportunities. It is fenced into 9 separate pastures with water, either lakes/ponds or a trough in every pasture. One pasture is used as a hay field to produce coastal and Jiggs hay. Fences are in good shape from new to recently reworked. A partially covered heavy made set of pipe working corrals exists with loadout chutes and hold over pen with shed. The working pens have electricity, lights, and water. The ranch offers two homes, with the main home being a 3/2.5/2 and located on a hilltop with views. The second home is a 3/2/2 with carport and outbuildings, being used for ranch employee housing. The main barn is a steel 40'x80' structure with 3 sides being fully enclosed. Ranch is located 12 miles Northwest of Madisonville, just east of FM 2289 at the dead end of Sparrow Lane, a County maintained road. Property is in the regarded Normangee School District. Easy access to I-45, minutes to Bryan/College Station, 1 hour north of The Woodlands and Conroe, Also, 1.5 hours to Houston and 2 hours to Dallas/Ft. Worth.



1,155 +/- ACRES



STALWART RANCH NORMANGEE DIVISION



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