

Rocking B Ranch
1829 W FM 1246
Thornton, TX 76687

\$1,650,000
118.57± Acres
Limestone County



Rocking B Ranch
Thornton, TX / Limestone County

SUMMARY

Address

1829 W FM 1246

City, State Zip

Thornton, TX 76687

County

Limestone County

Type

Residential Property, Horse Property, Recreational Land, Ranches, Hunting Land

Latitude / Longitude

31.449838 / -96.620453

Dwelling Square Feet

2,512

Bedrooms / Bathrooms

3 / 2.5

Acreage

118.57

Price

\$1,650,000

Property Website

<https://wootenlandco.com/property/rocking-b-ranch-limestone-texas/114358/>



PROPERTY DESCRIPTION

The Rocking B Ranch is a 118± acre ranch in Limestone County, Texas, offering an outstanding combination of agricultural land, quality improvements, and exceptional recreational opportunities. At the heart of the property is a well-maintained 2,512± square foot brick home featuring 3 bedrooms and 2.5 bathrooms, beautifully situated beneath magnificent mature pecan and oak trees. Additional improvements include a 2,500± square foot barn suitable for equipment storage or workshop use. Approximately 30± acres are established in hay field, while the balance consists of pasture with scattered trees, creating an ideal setting for cattle, horses, recreation, and peaceful country living. With frontage along both FM 1246 and FM 147, this versatile ranch offers the space, functionality, and natural beauty that define Central Texas.

Location: Ideally located in Limestone County, the property sits at the corner of FM 1246 and FM 147, approximately 4.5 miles northwest of Thornton, 7.8 miles southwest of Groesbeck, 38 miles east of Waco, and 71 miles north of College Station.

Residence & Improvements: The ranch is improved with a well-maintained 2,512± square foot brick residence featuring 3 bedrooms and 2.5 bathrooms. Surrounded by magnificent mature pecan and oak trees, the homesite provides abundant shade, privacy, and timeless country charm. A 2,500± square foot barn provides ample space for equipment storage or workshop use.

Land & Terrain: Approximately 30± acres are established in hay field, while the remainder of the ranch consists of pasture with scattered trees, creating an attractive balance of agricultural use, usability, and natural beauty.

Water Features: The ranch features five stock tanks that provide water for livestock, attract native wildlife, and enhance the property's scenic appeal. A water well services the improvements.

Agricultural Use: The ranch has been utilized for both hay production and livestock grazing, making it well suited for cattle, horses, and other agricultural pursuits.

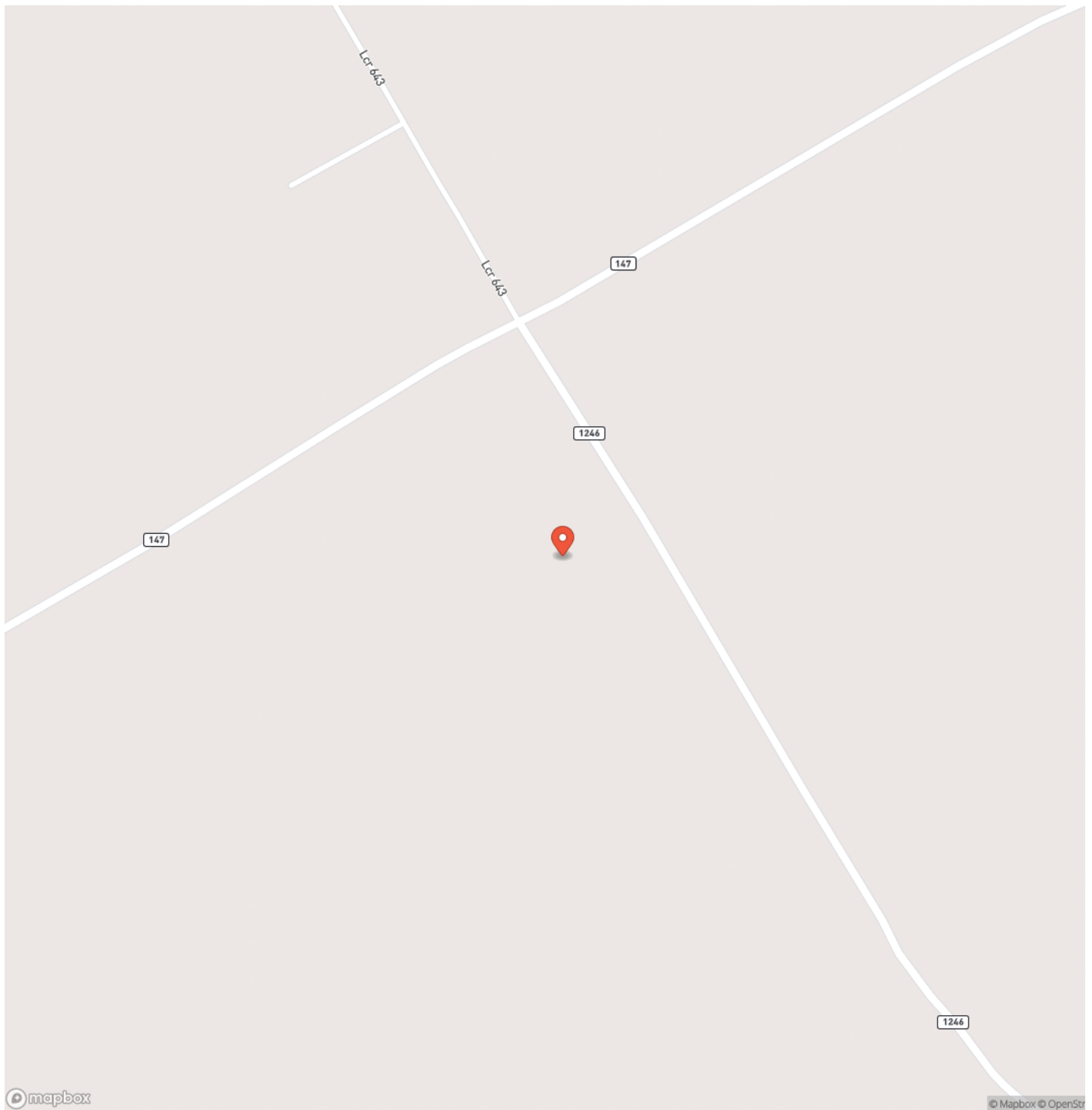
Wildlife & Recreation: In addition to its agricultural appeal, the ranch is known to support white-tailed deer, feral hogs, dove, and other native wildlife, providing enjoyable hunting and wildlife viewing throughout the year.

Taxes: The property is currently under an agricultural valuation.

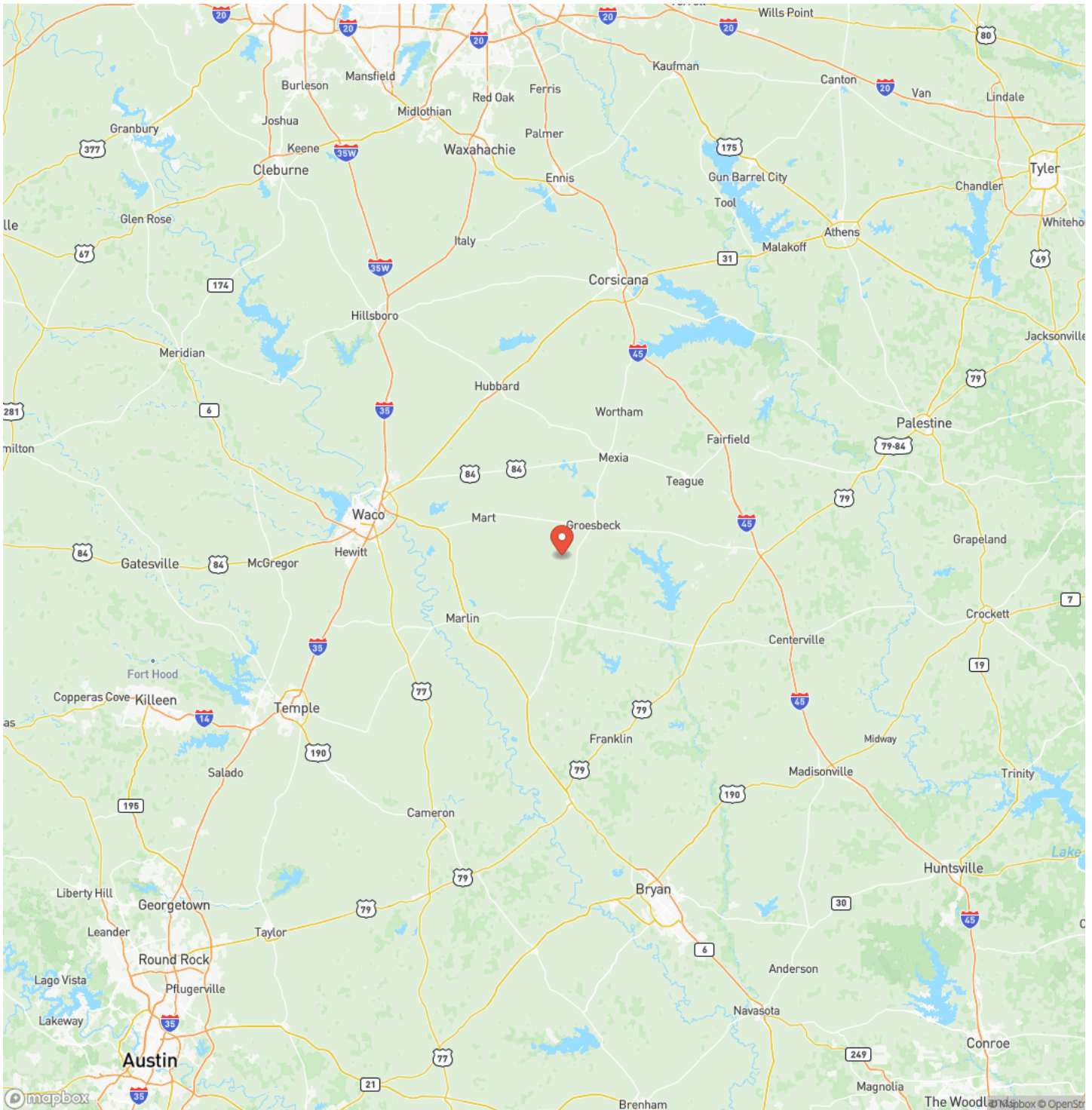
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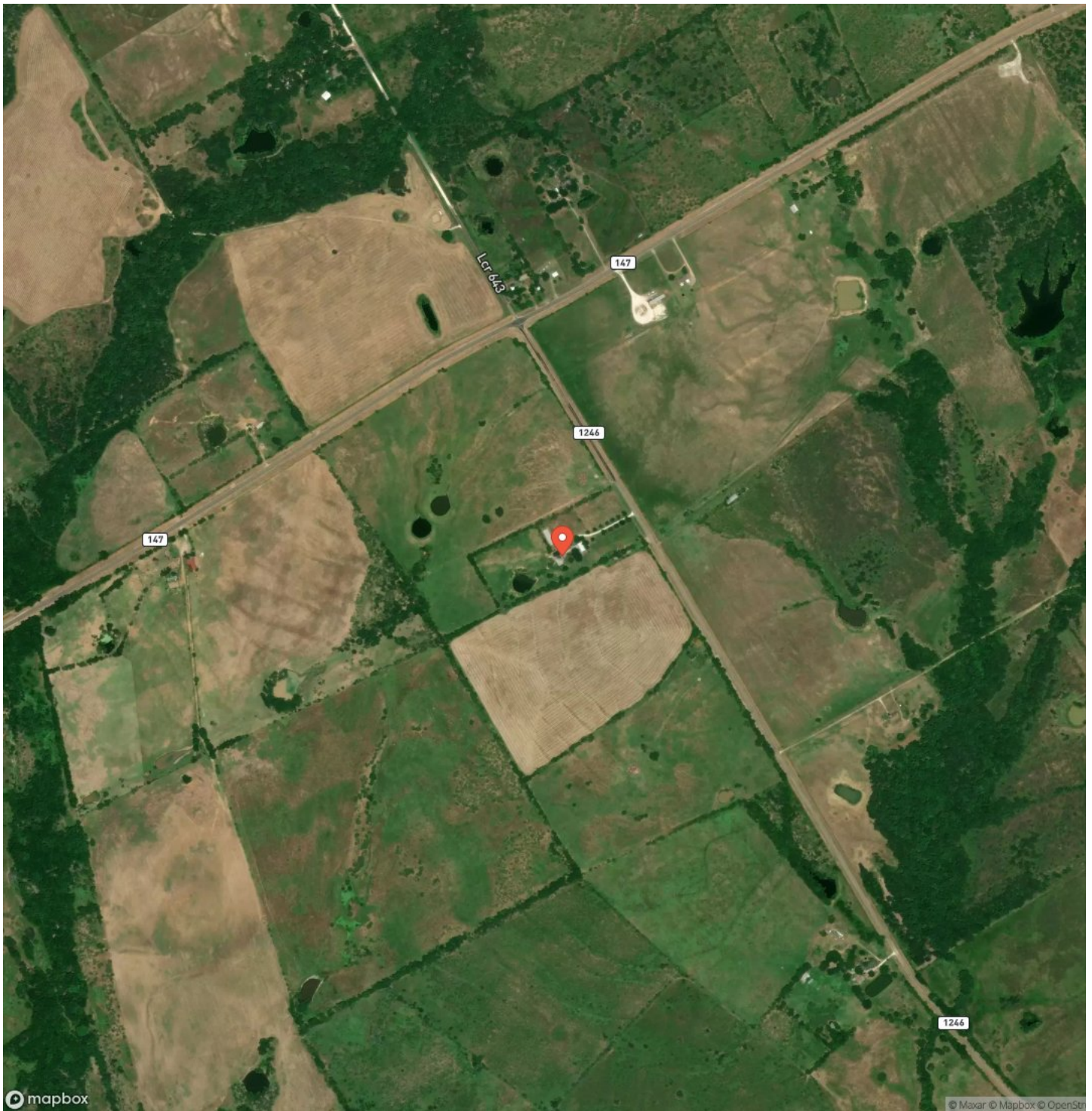
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Horseshoe Bay, TX 78657

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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