

MIDWEST LAND GROUP PRESENTS



GRIMES COUNTY, TX

54.8 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RIVERFRONT GETAWAY

Welcome to a rare Texas riverfront retreat where privacy, wildlife, and natural beauty come together in one remarkable property. Situated along a scenic stretch of river in the heart of central Texas, this 54 +/- acre tract offers an exceptional mix of terrain, habitat, and hunting opportunity—all just a short drive from both College Station and downtown.

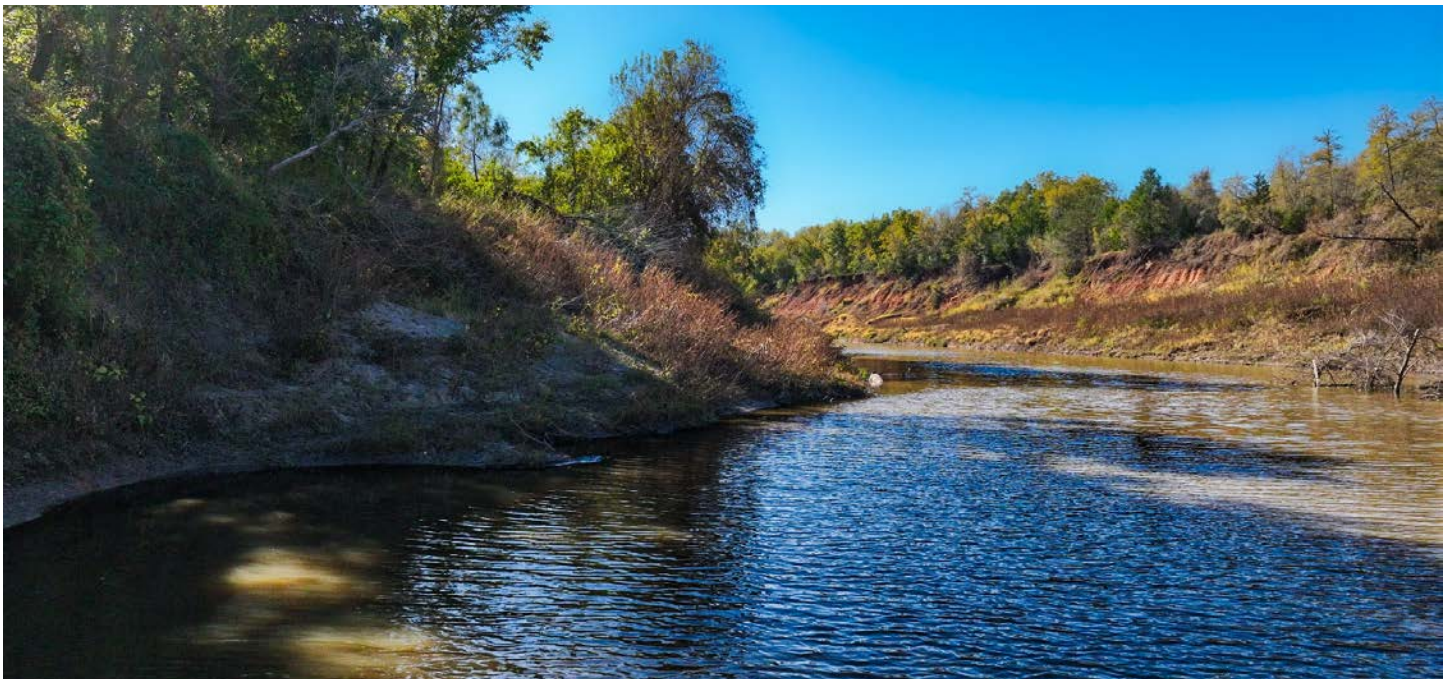
Back in the woods across the road, this property provides true seclusion and a peaceful escape from the everyday hassle of life. An assembled hunter's cabin overlooks the land above the river, offering comfortable accommodations for weekend stays.

The land features a diverse blend of habitat—from rolling grass pastures and thick, covered draws to a lush river bottom lined with oak-covered hillsides. Rolling topography creates natural travel corridors for

deer, hogs, coyotes, and turkey, while pockets of oak and mixed brush provide prime bedding and cover. The combination of river frontage, mixed vegetation, and open clearings makes this a year-round haven for wildlife.

Established roads and trails offer easy access across the property, leading to multiple scenic vantage points overlooking the fields and the river. The property has been well kept, and is ready for new adventures and for new memories to be made.

Whether you're seeking a private hunting ranch, a family river retreat, or a legacy property to enjoy for generations, this Texas gem delivers. With its blend of water, habitat diversity, and seclusion, it represents the best of what the central Texas outdoors has to offer.



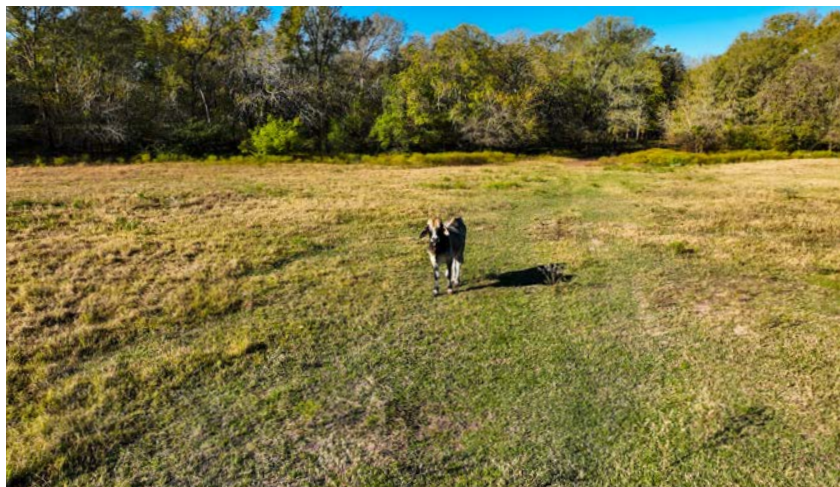
PROPERTY FEATURES

PRICE: **\$1,100,000** | COUNTY: **GRIMES** | STATE: **TEXAS** | ACRES: **54.8**

- 22 miles from College Station
- Getaway cabin that's fenced in
- Corral and livestock tank
- 525 +/- yards of river frontage
- Established trails for easy access and recreation
- Scenic views overlooking the majority of the property
- Remnants of the 1859 International & Great Northern Railroad System
- Property improvements along with diverse cover types throughout
- 5 +/- minutes from downtown Navasota & 22 miles from College Station
- Once-in-a-generation opportunity to own 54 acres along the Navasota River



22 MILES FROM COLLEGE STATION



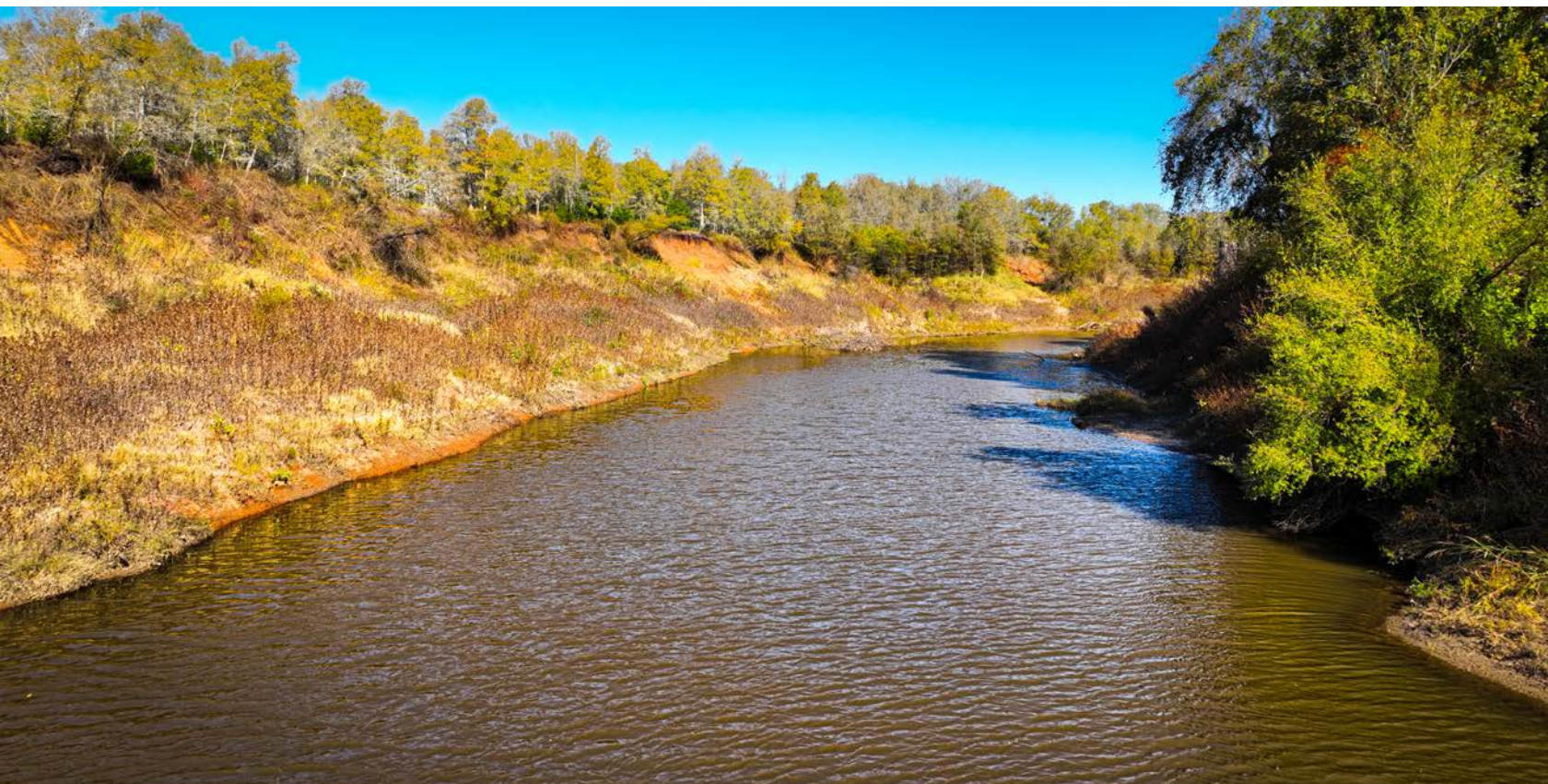
CORRAL AND LIVESTOCK TANK



GETAWAY CABIN THAT'S FENCED IN



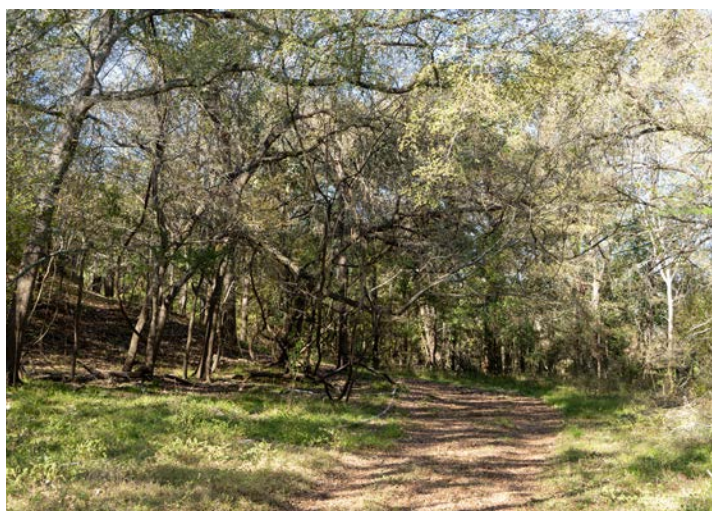
525 +/- YARDS OF RIVER FRONTAGE



SCENIC VIEWS



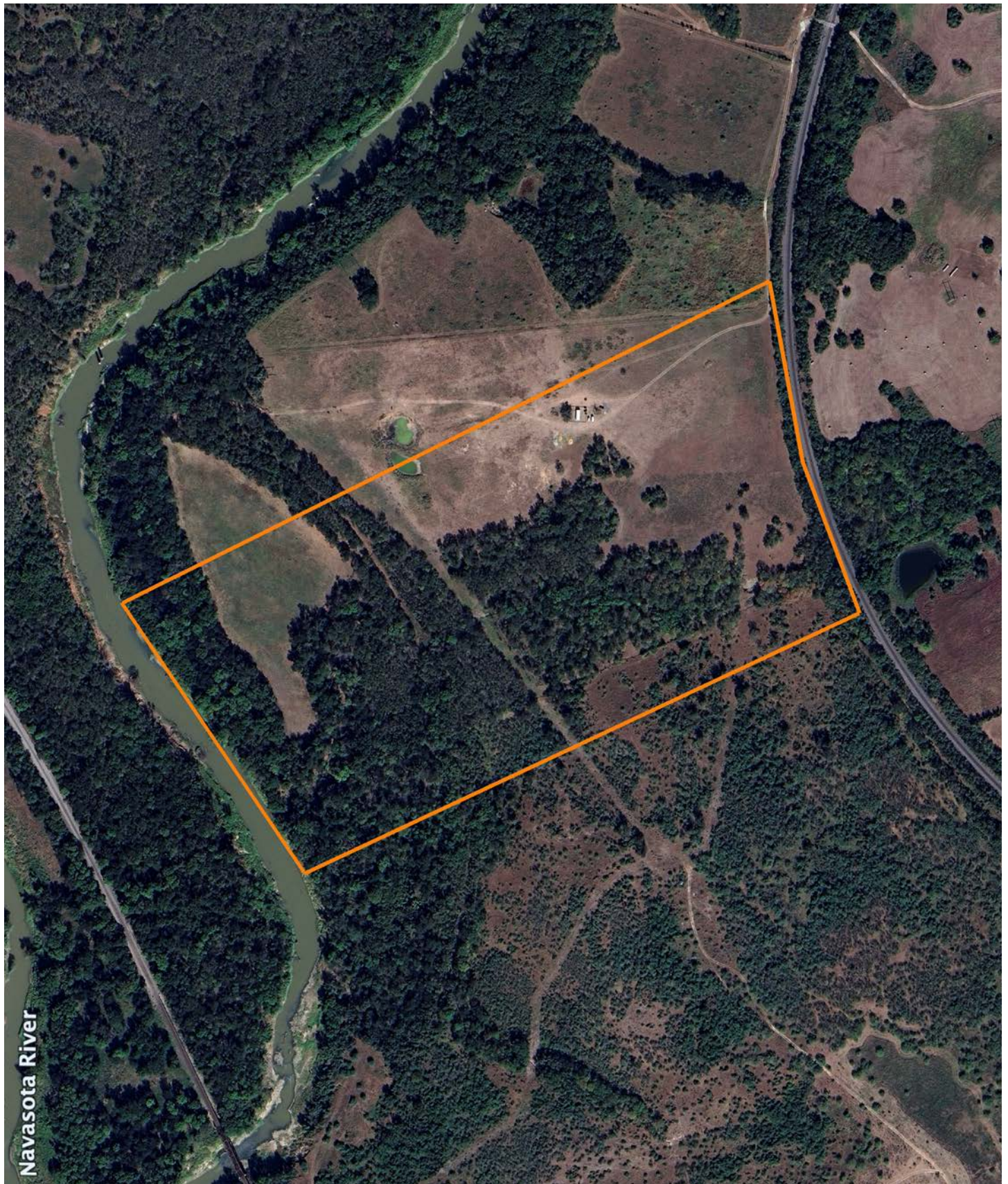
ESTABLISHED TRAILS



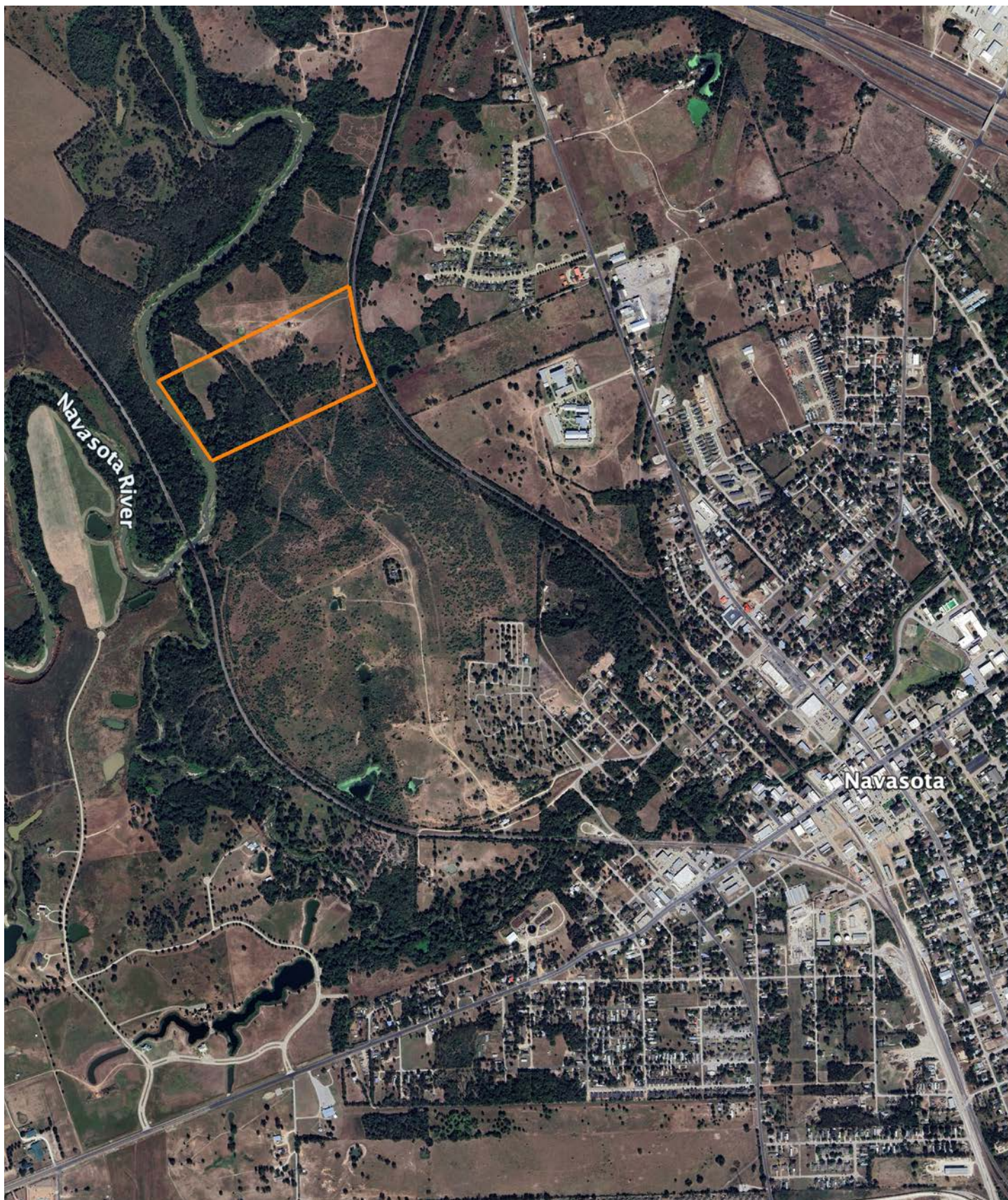
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Devon Cowan grew up on a farm in northeast Kansas, where early mornings, hard work, and time in the woods are part of daily life. From working heavy equipment to planting food plots and chasing whitetails, he learned firsthand what makes land valuable — and how to help others see it too.

A former Division I lacrosse captain with degrees in Marketing and Business Leadership from Marquette University, Devon also brings a high-performance mindset and work ethic to every deal. He cut his teeth in commercial real estate, but quickly realized his true calling was in land, where the opportunities are endless and the relationships run deep.

Devon has hunted all over North America and worked shoulder-to-shoulder with top land managers and outdoorsmen, giving him a sharp eye for ground with lasting potential. He knows that every tract is more than a transaction - it's a chance to create a legacy.

Based in Austin and serving Central Texas, Devon brings uncommon drive, professionalism, and perspective to every client he works with — and takes pride in helping others chase the kind of life that shaped his own.



DEVON COWAN,

LAND AGENT

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