

FOR SALE / NET LEASED INVESTMENT OPPORTUNITY / MADISON CO., TX
6851 FM2289 / Normangee, TX 77871



112.3 ACRES

- 8+ Year NNN Cattle Lease
- Personal Guarantee by Tenant
- Zero Landlord Responsibility
- 30 mi North of College Station
- Enjoy Current Income with Future Recreational Opportunity
- No State Income Tax



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OVERVIEW

Address:	6851 FM2289 Normangee, TX 77871
Purchase Price:	\$1,920,000 (\$17,092.95/Acre)
Annual Rent:	\$144,000
Cap Rate:	7.5%
Tenant:	Morace Cattle Company, LLC
Website:	wagyubeefcattle.com
Lease Type:	NNN
Lease Comm:	12/30/2021
Lease Expiration:	12/31/2031
Personal Guarantee:	Yes - Strong Payment History

PROPERTY DETAILS

Land Size:	112.327 Acres
Improvements:	Single-family home; guest house; metal clad building/barn; and barn
Sewer:	Septic
Water:	Well
Miscellaneous	<ul style="list-style-type: none">• Fenced/gated• 2,099' of frontage along FM2899• Appx. 1.0 AC stocked pond• No Restrictions



JOHN MILAM

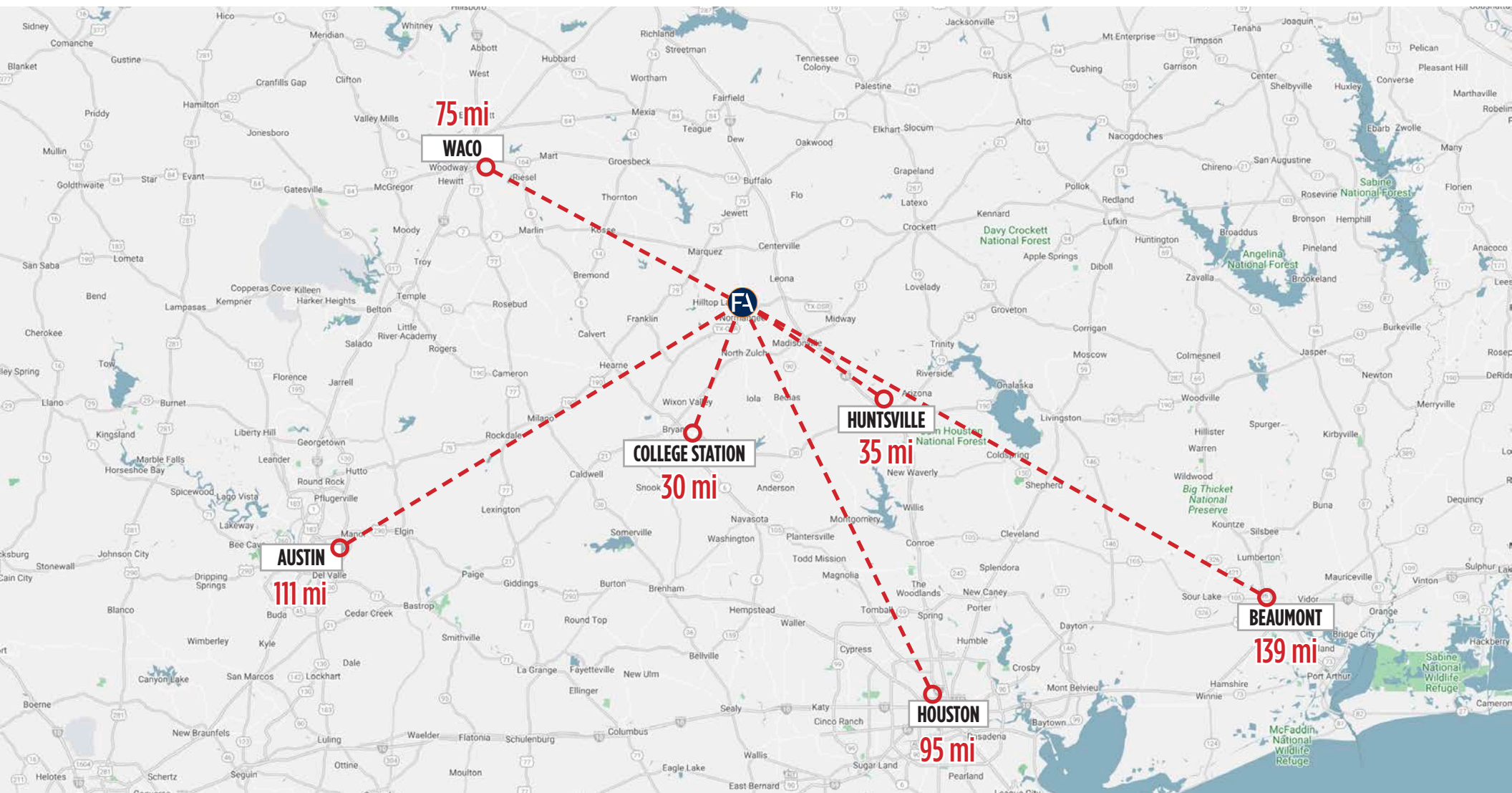
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