

10± Acres | 2230 CR 201, Weimar, TX | Colorado County  
2230 County Road 201  
Weimar, TX 78962

**\$525,000**  
10.390± Acres  
Colorado County





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**Weimar, TX / Colorado County**

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## **SUMMARY**

### **Address**

2230 County Road 201

### **City, State Zip**

Weimar, TX 78962

### **County**

Colorado County

### **Type**

Residential Property

### **Latitude / Longitude**

29.727172 / -96.700451

### **Taxes (Annually)**

2842

### **Dwelling Square Feet**

1988

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

10.390

### **Price**

\$525,000

### **Property Website**

<https://tricountyrealestate.com/property/10-acres-2230-cr-201-weimar-tx-colorado-county-colorado-texas/86423/>



**PROPERTY DESCRIPTION**

Conveniently located just 10 minutes northeast of Weimar in beautiful Colorado County, this 10+ acre property offers the perfect blend of natural beauty, rural charm, and everyday convenience. Nestled among mature trees and gently rolling terrain, this peaceful retreat features a 2BR/2BA home with nearly 2,000 sqft of comfortable living space, including an office (or 3rd bedroom), spacious open-concept kitchen/living/dining area, large utility room, and a practical mud room.

A detached carport provides covered parking for up to four vehicles. The land features a desirable square shape with approximately 320'-340' elevation, paved county road frontage, sandy soil, and a wet-weather creek that presents an excellent potential pond site—all located outside the floodplain.

Enjoy the relaxing sights and sounds of country life from the inviting front or back porches, where you're likely to spot wandering whitetail deer and other native wildlife. Property improvements include netting wire perimeter fencing, a cattle working pen, a storage barn for tools and equipment, pet kennels, and a greenhouse.

Agricultural exemption in place keeps property taxes low. No restrictions. Fiber internet available. Recently surveyed.

A rare opportunity featuring a nice home, a desirable mix of wooded and open acreage, and countryside views—come experience the best of Texas country living!

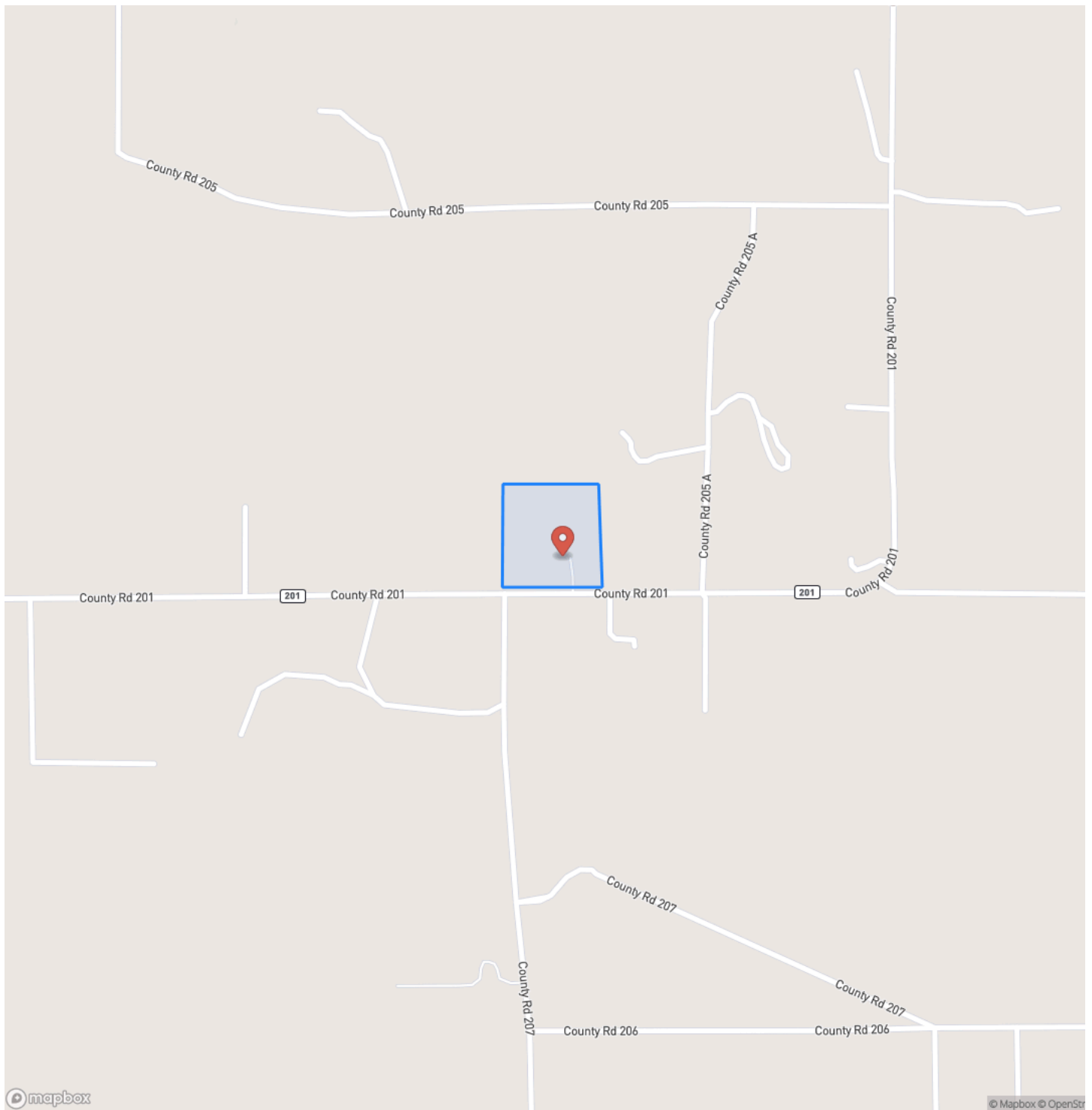


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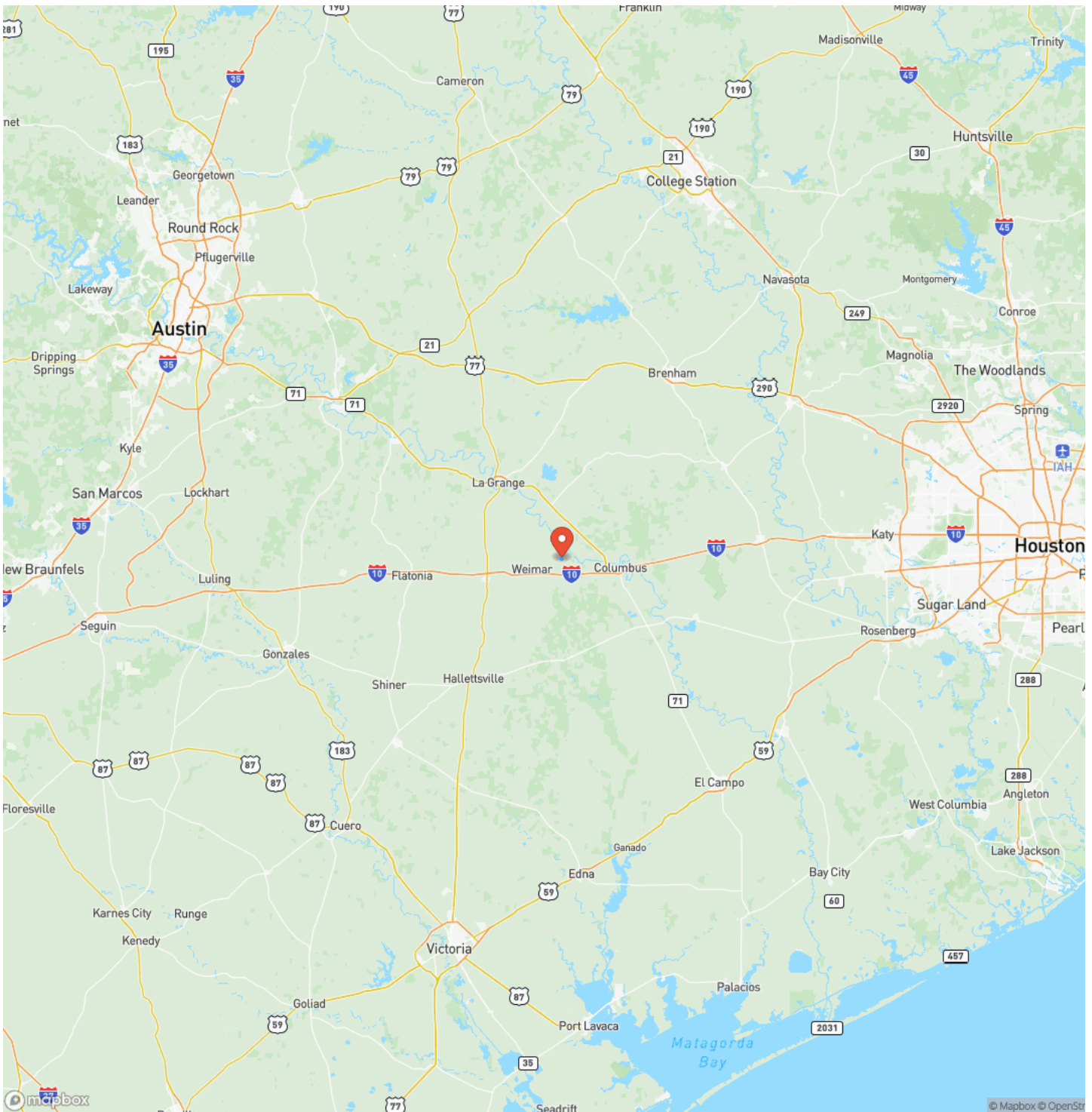
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## Locator Map

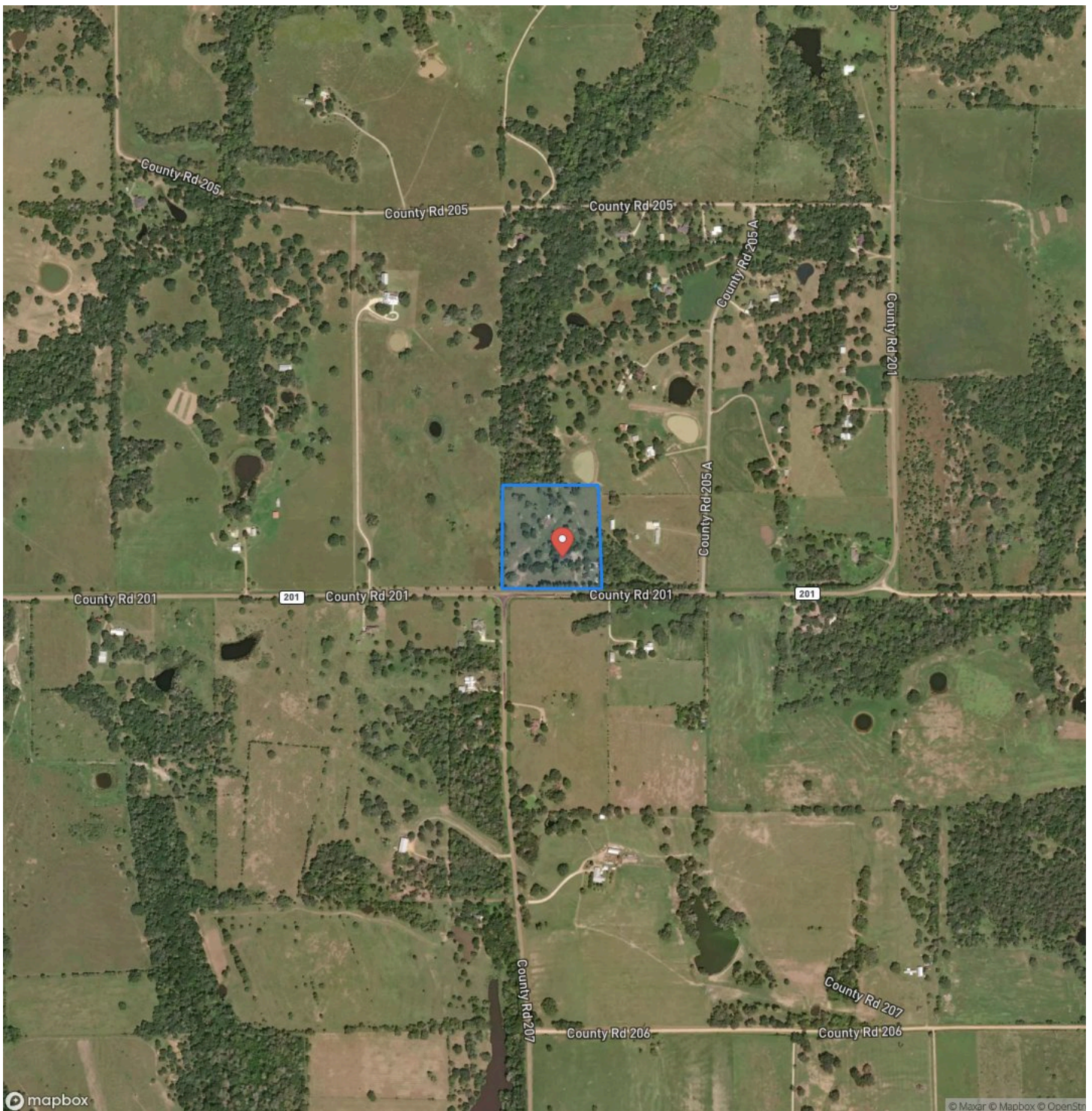


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dustin Helmcamp

## Mobile

(979) 732-7774

## Office

(979) 725-6006

## Email

dustin@tricountyrealestate.com

**Address**

707 S. Eagle

## City / State / Zip

## NOTES

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



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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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