

49.48 acres | Weimar, TX | Colorado County
2021 FM 2144
Weimar, TX 78962

\$875,000
49.480± Acres
Colorado County



MORE INFO ONLINE:
tricountyrealestate.com

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Weimar, TX / Colorado County

SUMMARY

Address

2021 FM 2144

City, State Zip

Weimar, TX 78962

County

Colorado County

Type

Hunting Land, Ranches, Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

29.637336 / -96.776143

Taxes (Annually)

290

Acreage

49.480

Price

\$875,000

Property Website

<https://tricountyrealestate.com/property/49-48-acres-weimar-tx-colorado-county-colorado-texas/96269/>



PROPERTY DESCRIPTION

Nestled between Houston and San Antonio in scenic Colorado County, this nearly 50-acre property offers an exceptional blend of accessibility, natural beauty, and functionality. Located just 5 minutes south of Weimar's I-10 Exit 682 on a paved farm-to-market road, the property benefits from both privacy and convenient location. The land features a perfect balance of recently renovated pastureland for livestock grazing and areas of partial woods with cleared underbrush, ideal for building your dream home or recreational getaway.

A striking park-like entrance greets you with towering heritage Live Oak and Pecan trees, providing shade and a sense of tranquility. An all-weather gravel road, which crosses over the seasonal Cottonwood Creek, leads to the back of the property through a new pipe entrance. The property is fully equipped for modern conveniences, including electricity with a 30amp RV plug, a water well connected to a trough for livestock and wildlife, and solid perimeter fencing ideal for cattle. A pond adds a perfect fishing spot, completing the outdoor experience.

The land boasts clay to loamy fine sand soil, with elevations ranging from +/-330' to +/-380'—well above the floodplain—offering prime land for building and recreation. The rectangular shape of the property (+/-690' x +/-3,100') ensures maximum use of space. Bordered by larger properties and surrounded by wooded areas, it also offers abundant habitat for native wildlife, including whitetail deer.

This property is Ag-exempt, with no pipelines or easements. An existing survey is available. Located less than an hour from Buc-ee's in Katy, this property is a rare find with a desirable combination of location, size, and features, including hunting and fishing opportunities, historic trees, improved pastureland, water features, and stunning countryside views. Whether seeking a permanent residence or a weekend retreat, this property offers the perfect setting for enjoying the Texas outdoors at its finest.

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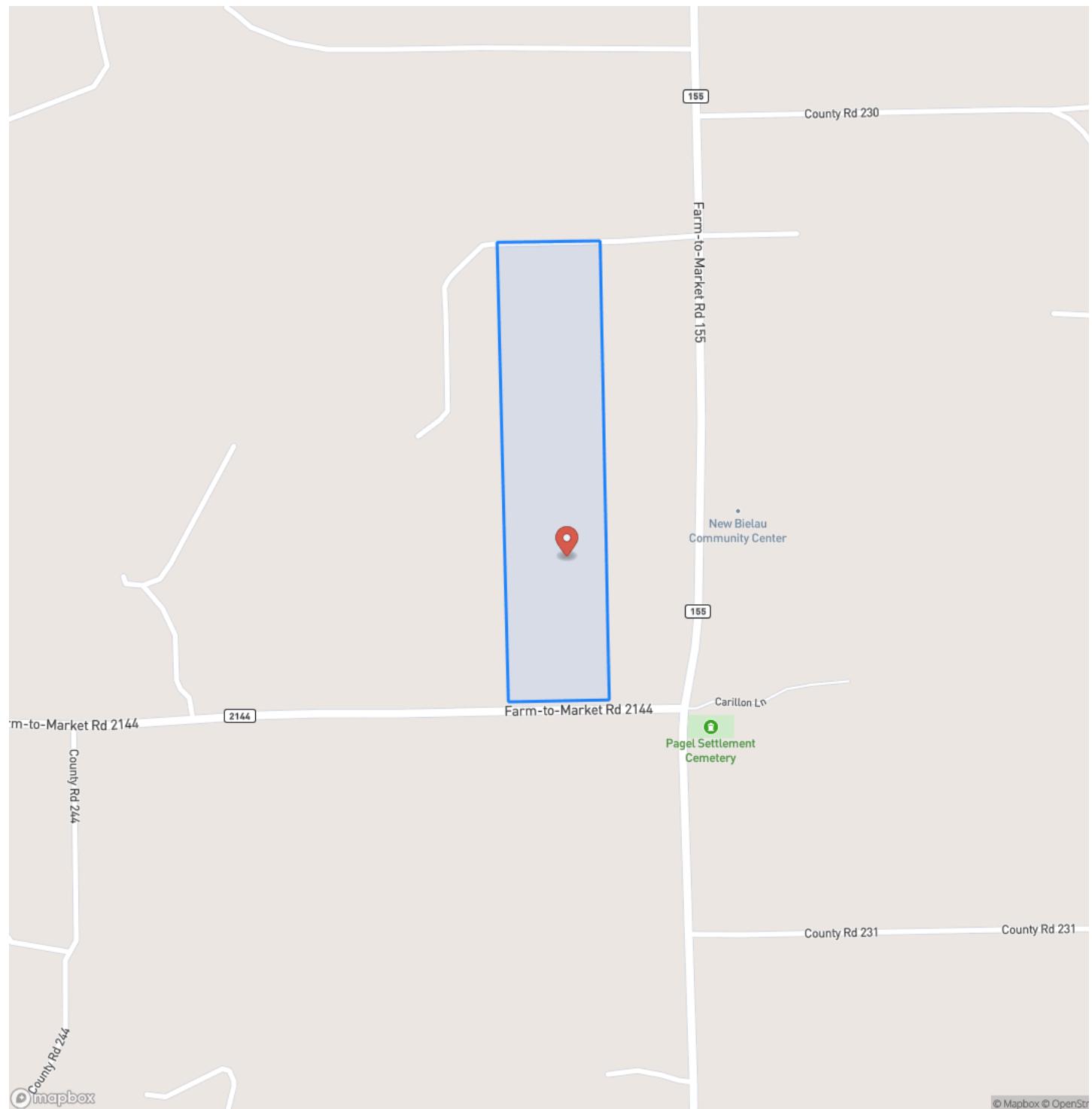
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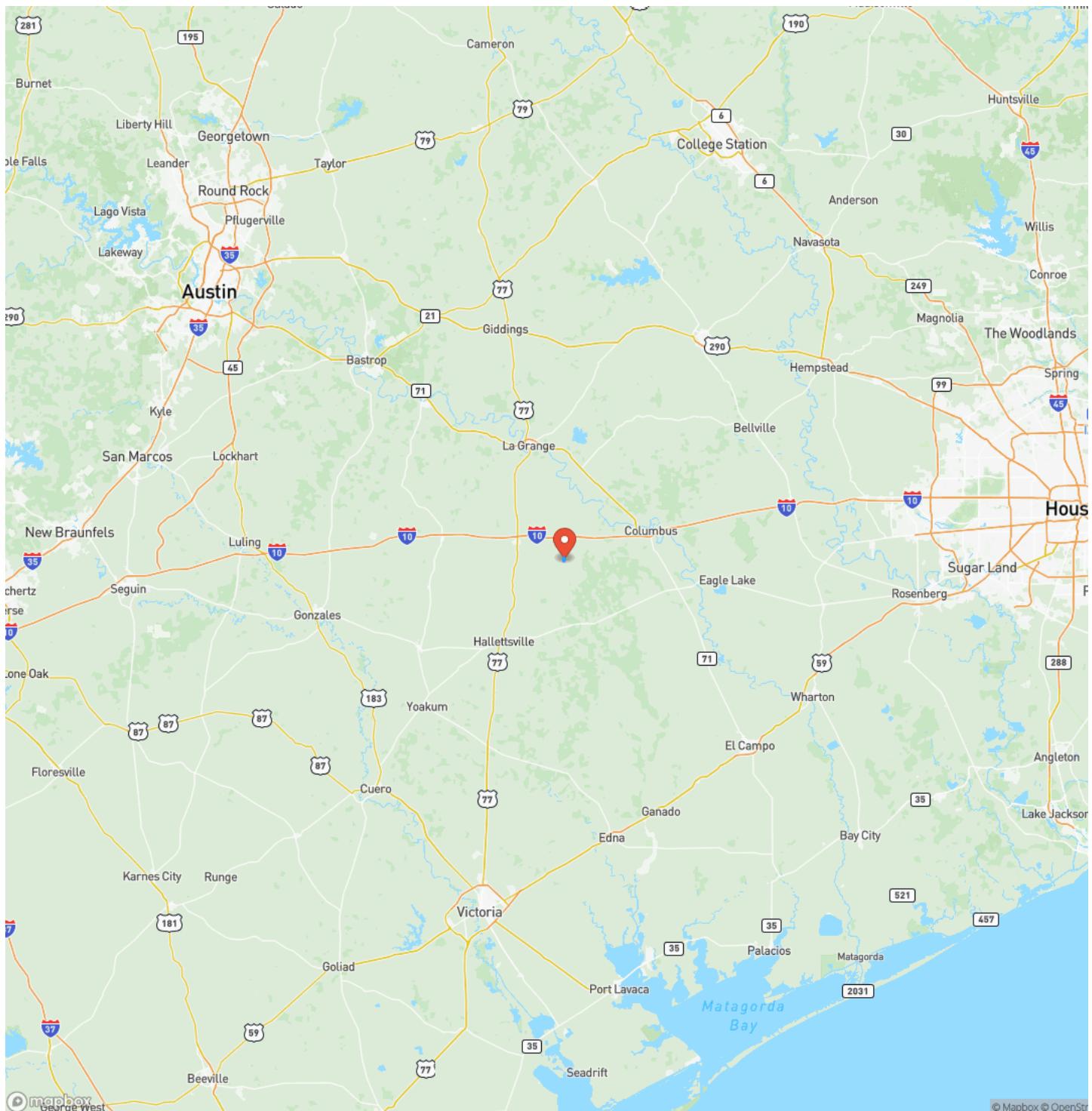
Locator Map



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Locator Map



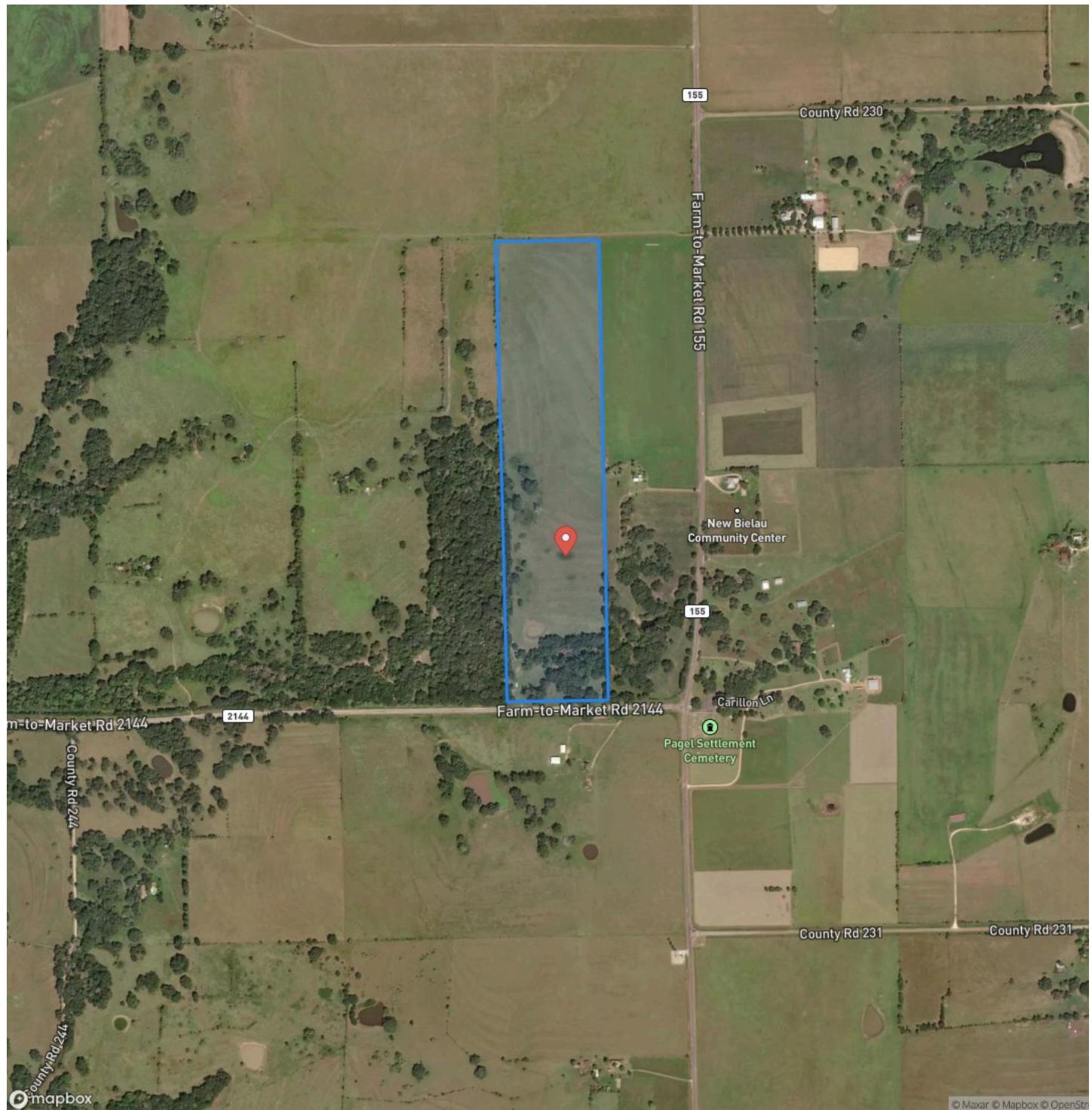
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Satellite Map



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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

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tricountyrealestate.com

DISCLAIMERS

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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.

Tri-County Realty, LLC
707 S. Eagle
Weimar, TX 78962
(979) 725-6006
tricountyrealestate.com

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