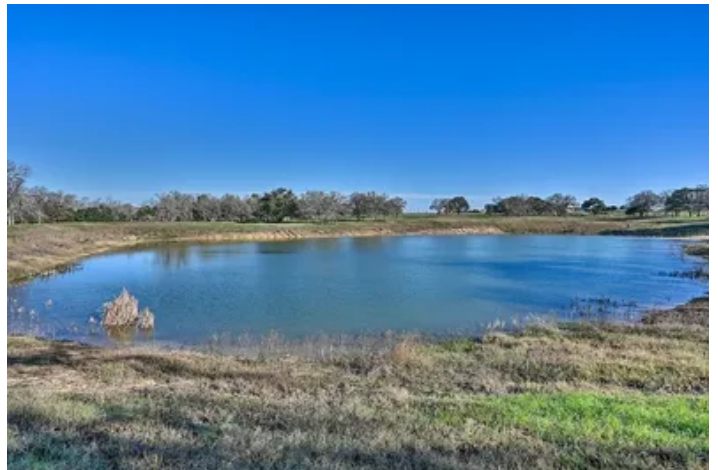


176± Acres | Weimar, TX | Colorado County
1440 FM 2434
Weimar, TX 78962

\$4,700,000
175.860± Acres
Colorado County



176± Acres | Weimar, TX | Colorado County
Weimar, TX / Colorado County

SUMMARY

Address

1440 FM 2434

City, State Zip

Weimar, TX 78962

County

Colorado County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

29.666306 / -96.733755

Taxes (Annually)

553

Acreage

175.860

Price

\$4,700,000

Property Website

<https://tricountyrealestate.com/property/176-acres-weimar-tx-colorado-county-colorado-texas/97181/>



PROPERTY DESCRIPTION

Located in Colorado County, centrally positioned between Houston, Austin, and San Antonio, this exceptional ±176-acre property offers unmatched versatility for farm & ranch, recreational, and residential use. Just 5 minutes south of Weimar I-10 Exit 682 on FM 2434, a premium preferred road in the area, the property allows easy access to the conveniences of nearby major metro areas while enjoying peaceful country living. The community of this area provides unimaginable peace and confidence in security.

An ideal homesite is nestled around a beautiful canopy of mature trees with expansive views and approximately 50 feet of elevation change across the property. This property has a variety of characteristics, making it interesting and relaxing. A recently added entrance road provides direct access to the homesite overlooking an over 2-acre pond, offering a scenic and private build location, well away from the road.

The property features a desirable rectangular shape and is thoughtfully improved without being overdeveloped, allowing a new owner the flexibility to build and customize to suit their vision. Existing improvements include good perimeter and cross fencing that create separate pastures for livestock grazing and hay production, along with covered pipe working pens and multiple barns for equipment, feed, and tool storage.

For the outdoorsman, partially wooded areas provide excellent habitat for deer and small game, complemented by two ponds ideal for fishing.

Utilities are in place with electricity available in three separate areas of the property. Water infrastructure includes multiple troughs supplied by two water wells with submersible pumps, along with a windmill as a third well.

Soils consist of a desirable mix of loamy fine sand, sandy clay loam, and clay. With over 1,800 feet of valuable FM road frontage and three entrances, the property offers added flexibility and strong potential for future division.

Conveniently located approximately 1 hour and 20 minutes from downtown Houston and within 20 minutes of Columbus, providing access to Walmart, H-E-B, dining, shopping, and medical facilities.

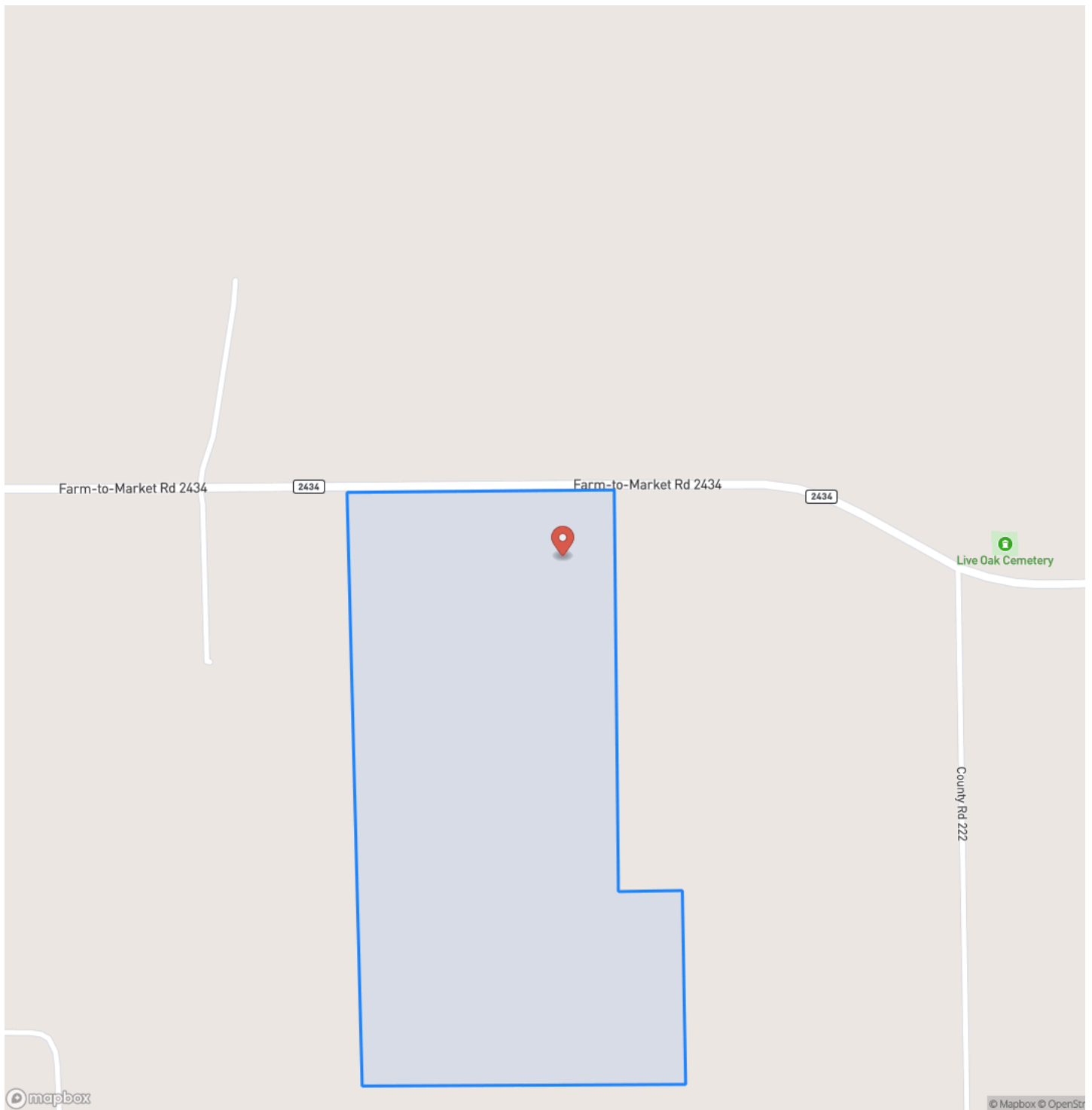
No floodplain. Ag-exempt. 25% minerals available with 100% surface rights (no active leases or production).

Seller may consider selling approximately 125± acres with FM road frontage-ask for additional details.

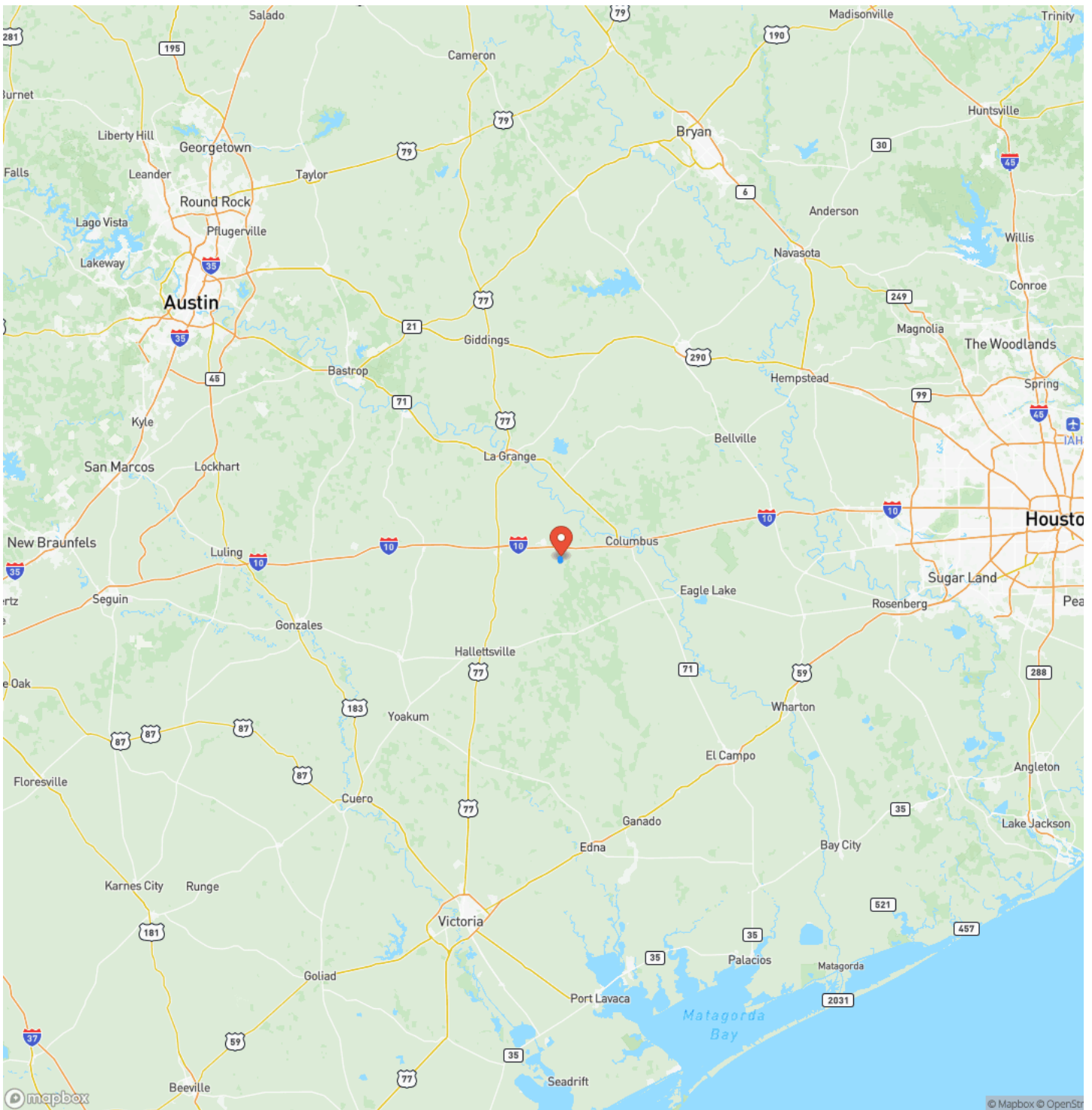
With exceptional diversity, smart infrastructure, and room to build to suit, this is a rare opportunity to own a truly one-of-a-kind property-come experience the best of country living!



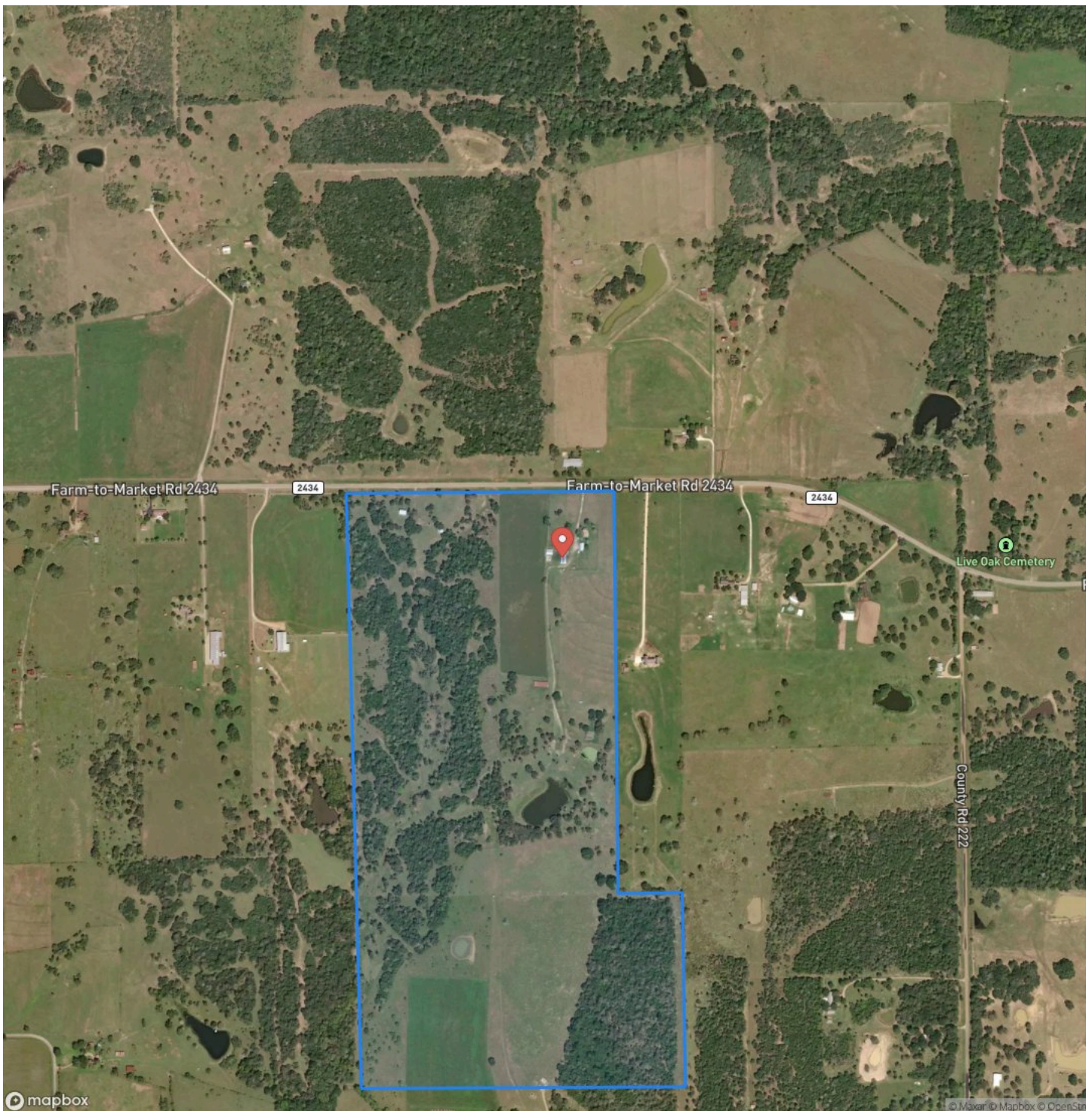
Locator Map



Locator Map



Satellite Map



176± Acres | Weimar, TX | Colorado County
Weimar, TX / Colorado County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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This image shows a full page 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.

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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