

1147 CR 251, Weimar, TX 78962  
1147 County Road 251  
Weimar, TX 78962

**\$1,200,000**  
15.456± Acres  
Colorado County



**1147 CR 251, Weimar, TX 78962**  
**Weimar, TX / Colorado County**

---

## **SUMMARY**

### **Address**

1147 County Road 251

### **City, State Zip**

Weimar, TX 78962

### **County**

Colorado County

### **Type**

Residential Property, Recreational Land

### **Latitude / Longitude**

29.67314 / -96.811868

### **Dwelling Square Feet**

1755

### **Bedrooms / Bathrooms**

3 / 2.5

### **Acreage**

15.456

### **Price**

\$1,200,000

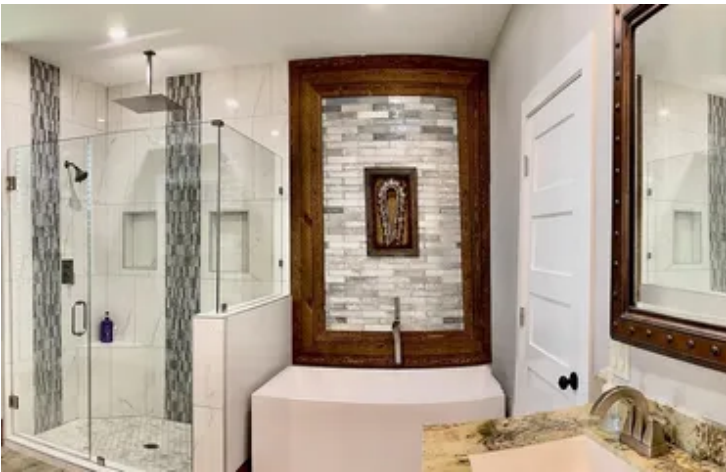


**PROPERTY DESCRIPTION**

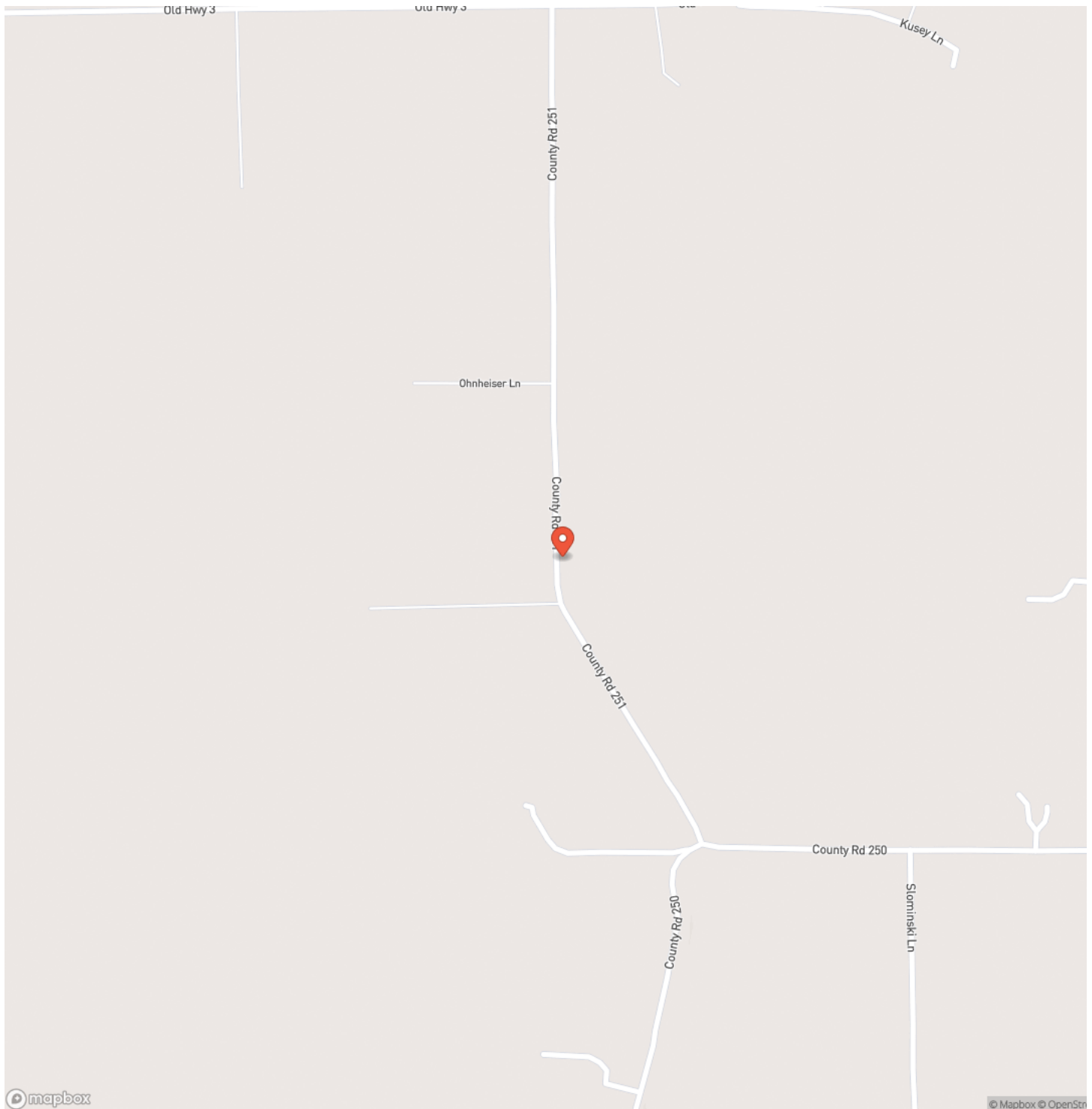
Located in Colorado County just 4 miles southwest of Weimar on paved CR 251, this TEXAS style home on 15.456 acres has something for everyone to appreciate! The newly constructed 3BR/2.5BA, 1,755 sqft home is highlighted by rustic finishes with modern amenities, including pool & hot tub surrounded by a spacious deck that's perfect for entertaining & enjoying the outdoors. The open family room, dining area & kitchen features an impressive stone wood burning fireplace & wood floors. The primary bedroom offers its own access to back deck & bathroom with double vanity, separate shower/tub & walk-in closet. This property lends itself to residential or weekend use with nice views of the countryside, partial woods providing ideal wildlife habitat, custom stone entrance, sprinkler system in yard, approx 650' of live Clear Creek frontage, mature Live Oaks & Pecans along the creek, pastureland for livestock grazing, 50' of elevation change (290'-340'), all new utilities (electric, water well & septic), mostly sandy clay loam soil & ag-exemption keeping taxes to a minimum. This small, diverse property is located within 1 hour of Bucee's in Katy!



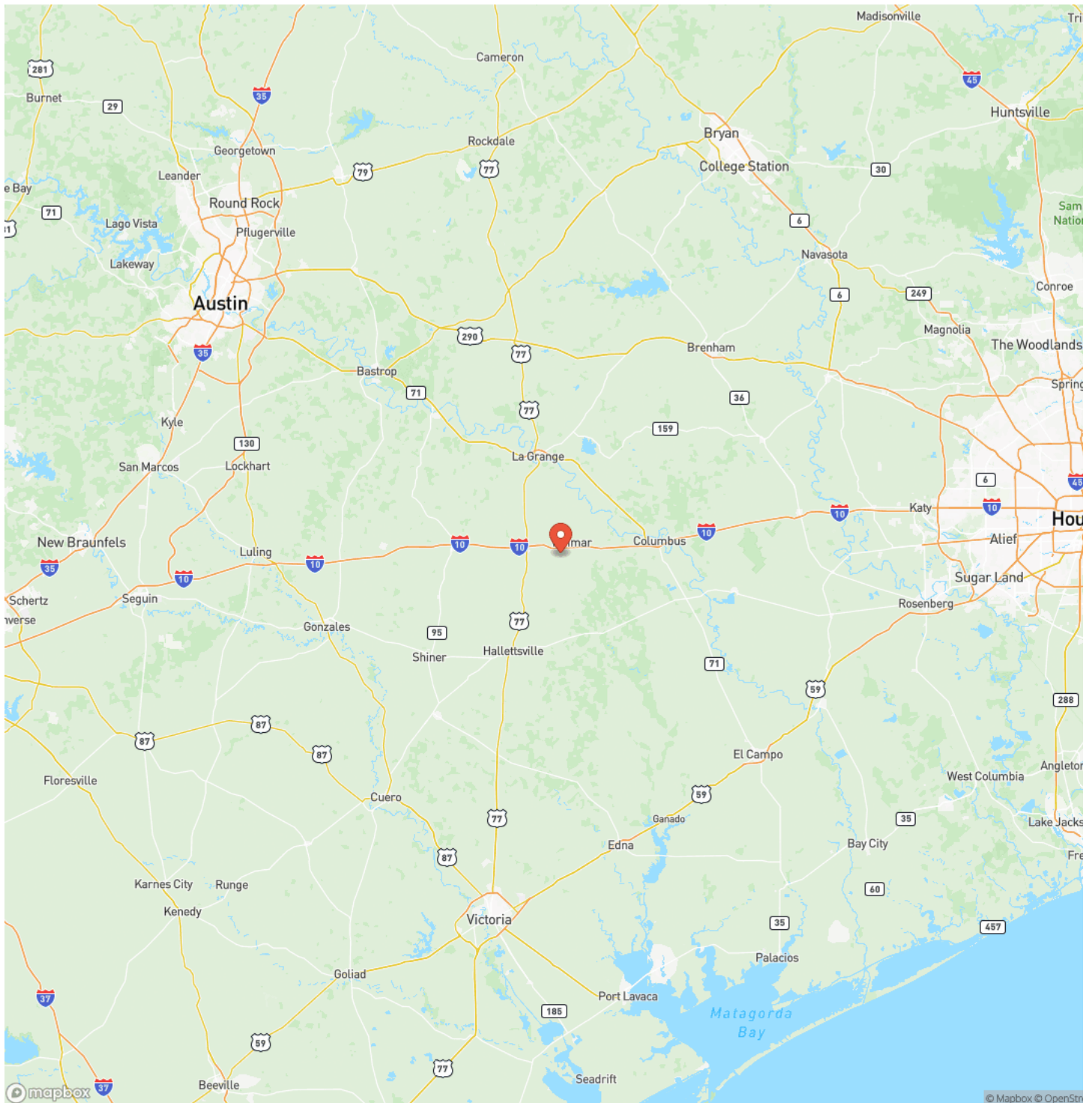
1147 CR 251, Weimar, TX 78962  
Weimar, TX / Colorado County



## Locator Map



## Locator Map



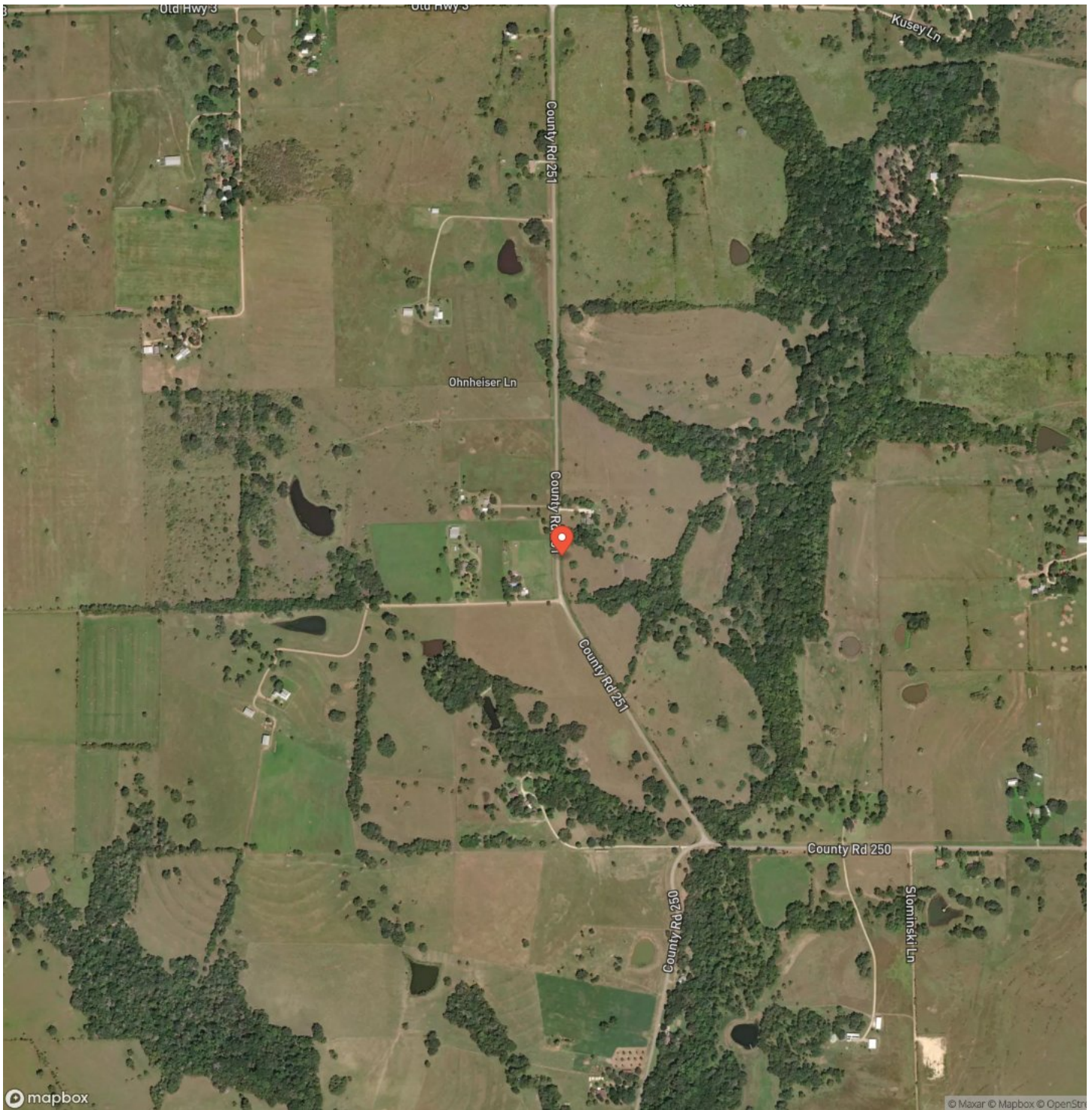
**MORE INFO ONLINE:**

**[tricountyrealestate.com](http://tricountyrealestate.com)**



1147 CR 251, Weimar, TX 78962  
Weimar, TX / Colorado County

## Satellite Map



**1147 CR 251, Weimar, TX 78962**  
**Weimar, TX / Colorado County**

## 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

Weimar, TX 78962

## NOTES

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



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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, 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 relation 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) 732-7774  
[tricountyrealestate.com](http://tricountyrealestate.com)

---