

+/-53 acres | CR 223, Weimar, TX | Colorado County
County Road 223
Weimar, TX 78962

\$1,140,000
53.041± Acres
Colorado County

*See Survey for Exact Boundaries



+/-53 acres | CR 223, Weimar, TX | Colorado County
Weimar, TX / Colorado County

SUMMARY

Address

County Road 223

City, State Zip

Weimar, TX 78962

County

Colorado County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

29.65811 / -96.754329

Acreage

53.041

Price

\$1,140,000



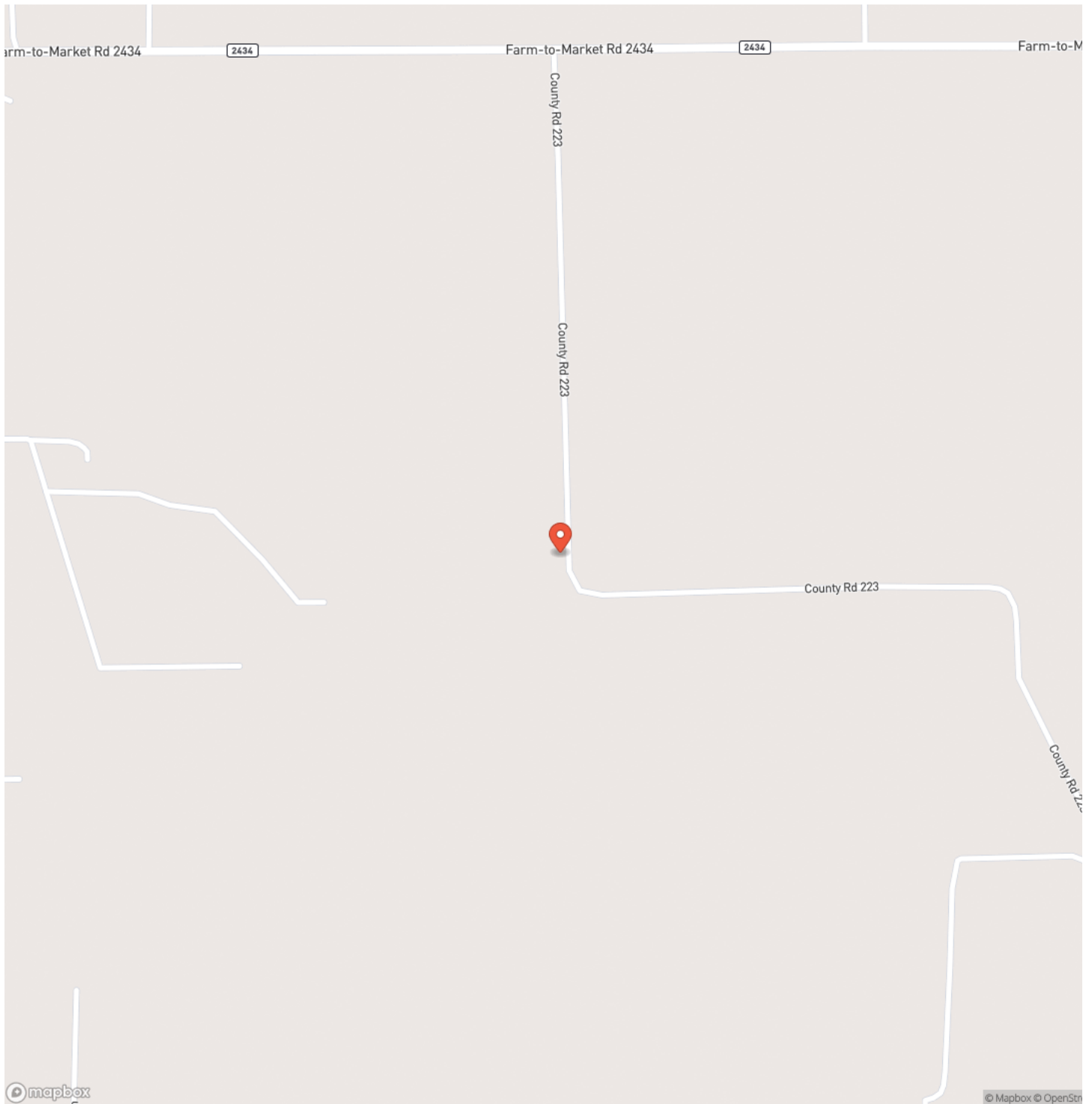
PROPERTY DESCRIPTION

Located between Houston & San Antonio in Colorado County, this +/-53 acres is conveniently located less than 5 minutes south of Weimar I-10 Exit 682 on a paved, dead-end county maintained road making it quiet & private. This exceptional property features a nice mix of pastureland for livestock grazing & partial woods for wildlife habitat. The front of the property offers an all-weather road/bridge across seasonal West Sandy Creek to access the back of the property, which is highlighted by a secluded homesite surrounded by woods & no neighbor in sight. The back features scattered trees, electricity to 30'x50' storage barn on slab, solar water well & pond for fishing/waterfowl hunting. Mature Live Oak & Pecan trees can be found along the entrance road & creek. The property consists of mainly loamy fine sand soil with elevation ranging from +/-320' to +/-340' throughout. No pipelines or easements affecting the property. Ag-exempt keeping property taxes to a minimum. Minerals negotiable with acceptable offer. Good fencing & cross-fence for cattle. Ask about additional available acreage. Located less than 1 hour from Buc-ee's in Katy. Great location, desirable size, hunting/fishing opportunities, historic trees, improved pastureland, water features & beautiful country views. This premier property offers an ideal homesite for permanent resident and/or use as a recreational retreat for weekender/outdoorsman!

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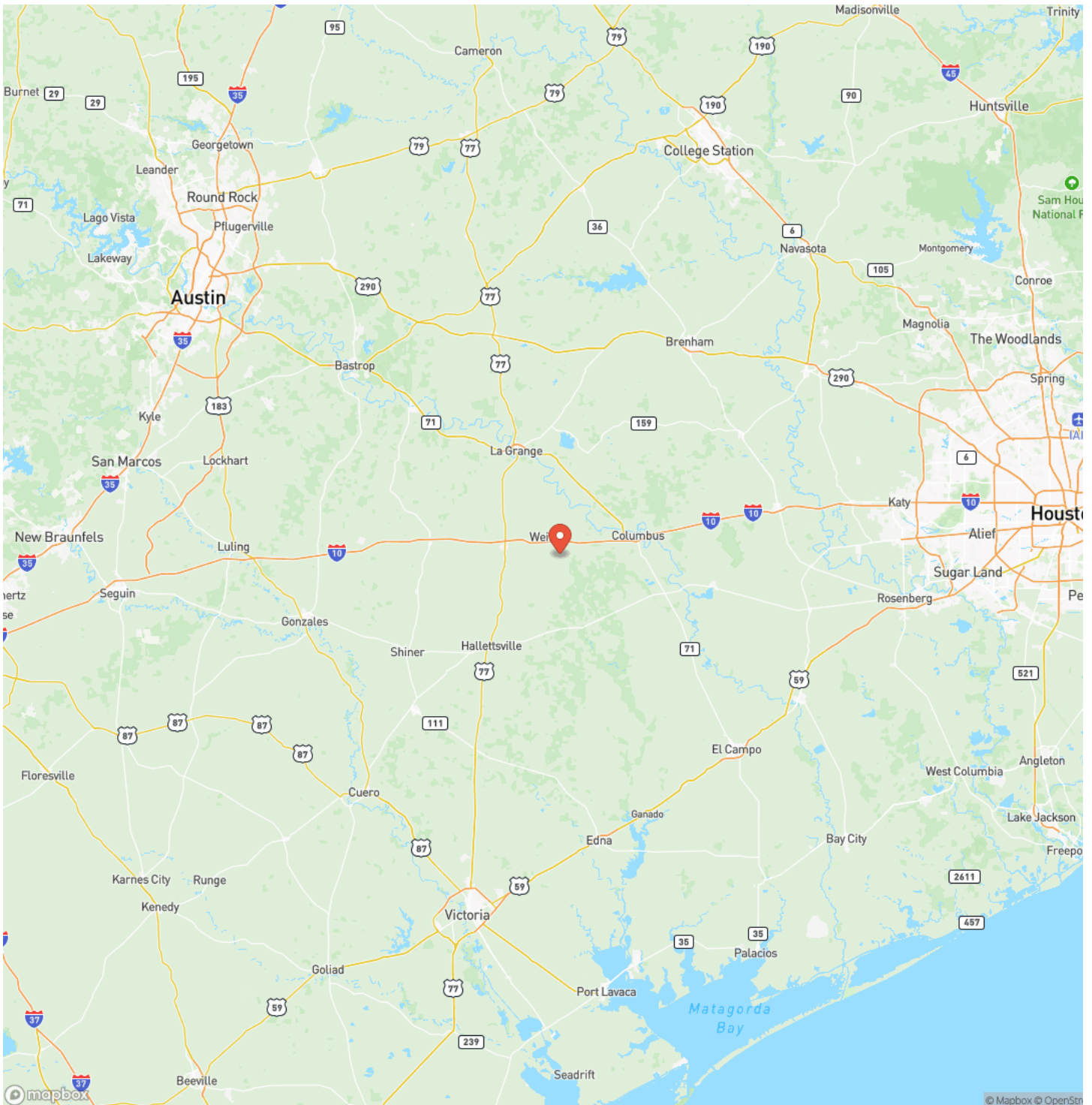


Locator Map



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Locator Map



MORE INFO ONLINE:

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Satellite Map



MORE INFO ONLINE:

tricountyrealestate.com

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LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Helmcamp

Mobile

(979) 732-0592

Office

(979) 725-6006

Email

gary@tricountyrealestate.com

Address

707 S. Eagle

City / State / Zip

Weimar, TX 78962

NOTES

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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.

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.

Tri-County Realty, LLC
707 S. Eagle
Weimar, TX 78962
(979) 732-7774
tricountyrealestate.com
