

170 acres | Dubina-Weimar Rd, Weimar, TX 78962
Dubina-Weimar Rd
Weimar, TX 78962

\$3,400,000
170± Acres
Fayette County



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Weimar, TX / Fayette County

SUMMARY

Address

Dubina-Weimar Rd

City, State Zip

Weimar, TX 78962

County

Fayette County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

29.710366 / -96.800033

Taxes (Annually)

174

Dwelling Square Feet

0

Acreage

170

Price

\$3,400,000

Property Website

<https://tricountyrealestate.com/property/170-acres-dubina-weimar-rd-weimar-tx-78962-fayette-texas/40816/>



PROPERTY DESCRIPTION

Located in Fayette County between Houston & San Antonio just 2.5 miles northwest of Weimar I-10 Exit 682 on paved Dubina-Weimar Rd, this exceptional +/-170 acres features unmatched value with farm & ranch, recreational & residential potential all combined in one property.

For buyer looking to build their custom Texas home, the property is highlighted by multiple, elevated homesites providing distant views of the rolling countryside with 80' of elevation change throughout with no floodplain.

The property is ag-exempt with good perimeter & cross fencing with (3) separate pastures featuring lush grass for livestock grazing & hay production. The property consists of a mixture of clay loam, clay & fine sandy loam soils. Ranchers will enjoy the water well, electricity, water trough, +/-2 acre trap & pipe working pens near the road.

For the outdoorsman, partial woods, including historic Live Oak & Pecan trees, provide ideal habitat for the native wildlife & there's a spring-fed creek with pools of water & 1+ acre pond for fishing.

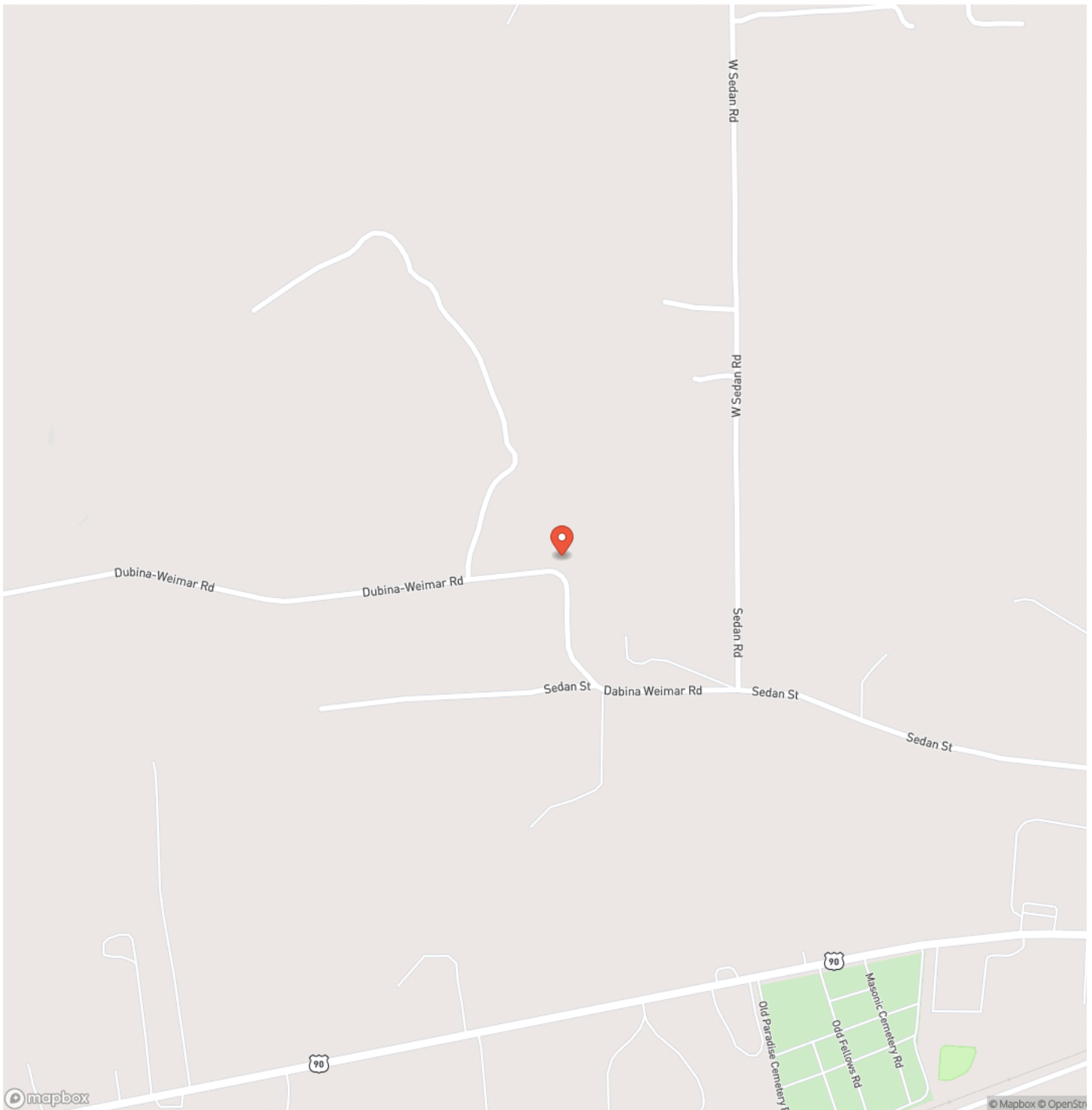
Located 1.5 miles from downtown Weimar (you can see the water tower) & only 90 miles west of downtown Houston, making it an easy commute with all the conveniences nearby.

Great location, desirable size, hunting/fishing opportunities, historic trees, improved pastureland, water features & beautiful views. With so much to offer, this is a one-of-a-kind property where there's something for everyone to appreciate. Come enjoy living in the country!

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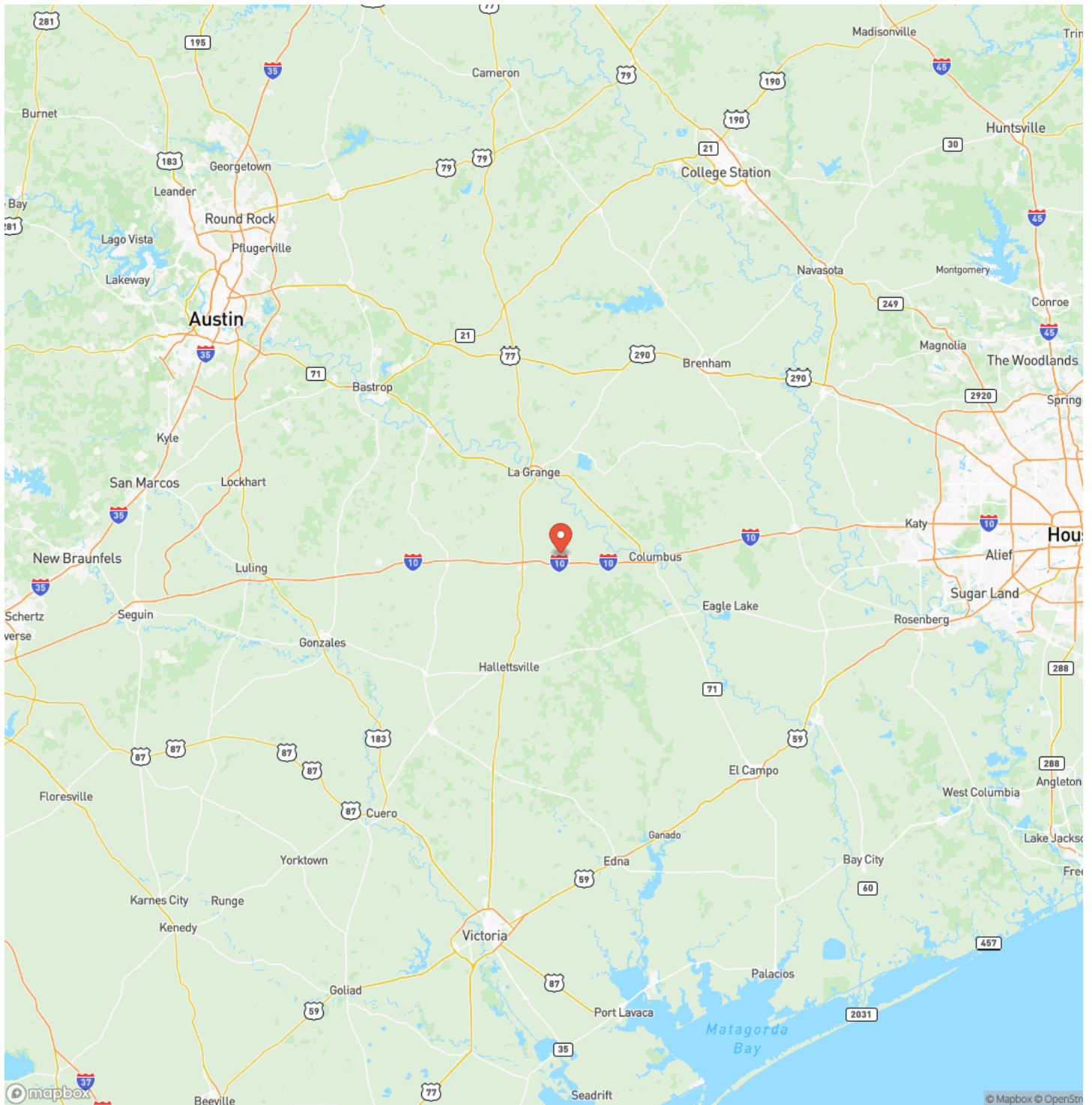


Locator Map



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Locator Map



MORE INFO ONLINE:

tricountyrealestate.com

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Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

Weimar, TX 78962

NOTES

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.

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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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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