

1213 CR 273  
1213 County Rd. 273  
Weimar, TX 78962

**\$1,350,000**  
13± Acres  
Colorado County





**1213 CR 273**  
**Weimar, TX / Colorado County**

---

**SUMMARY**

**Address**

1213 County Rd. 273

**City, State Zip**

Weimar, TX 78962

**County**

Colorado County

**Type**

Residential Property, Business Opportunity

**Latitude / Longitude**

29.58727 / -96.714774

**Dwelling Square Feet**

2444

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

13

**Price**

\$1,350,000

**Property Website**

<https://tricityrealestate.com/property/1213-cr-273-colorado-texas/95344/>



**PROPERTY DESCRIPTION**

Tri-County Realty is proud to present this stunning 13-acre property that is currently home to the famous Whistling Duck Winery ---A ONE-OF-A-KIND PROPERTY offering ENDLESS POTENTIAL. Nestled on the grounds is a BEAUTIFUL CUSTOM-BUILT HOME with 3 spacious bedrooms, 2 ½ bathrooms, and featuring a wide wrap around porch, perfect for enjoying the serene views. The home has a large, attached garage/shop with an abundance of storage space and a refreshing small, heated pool.

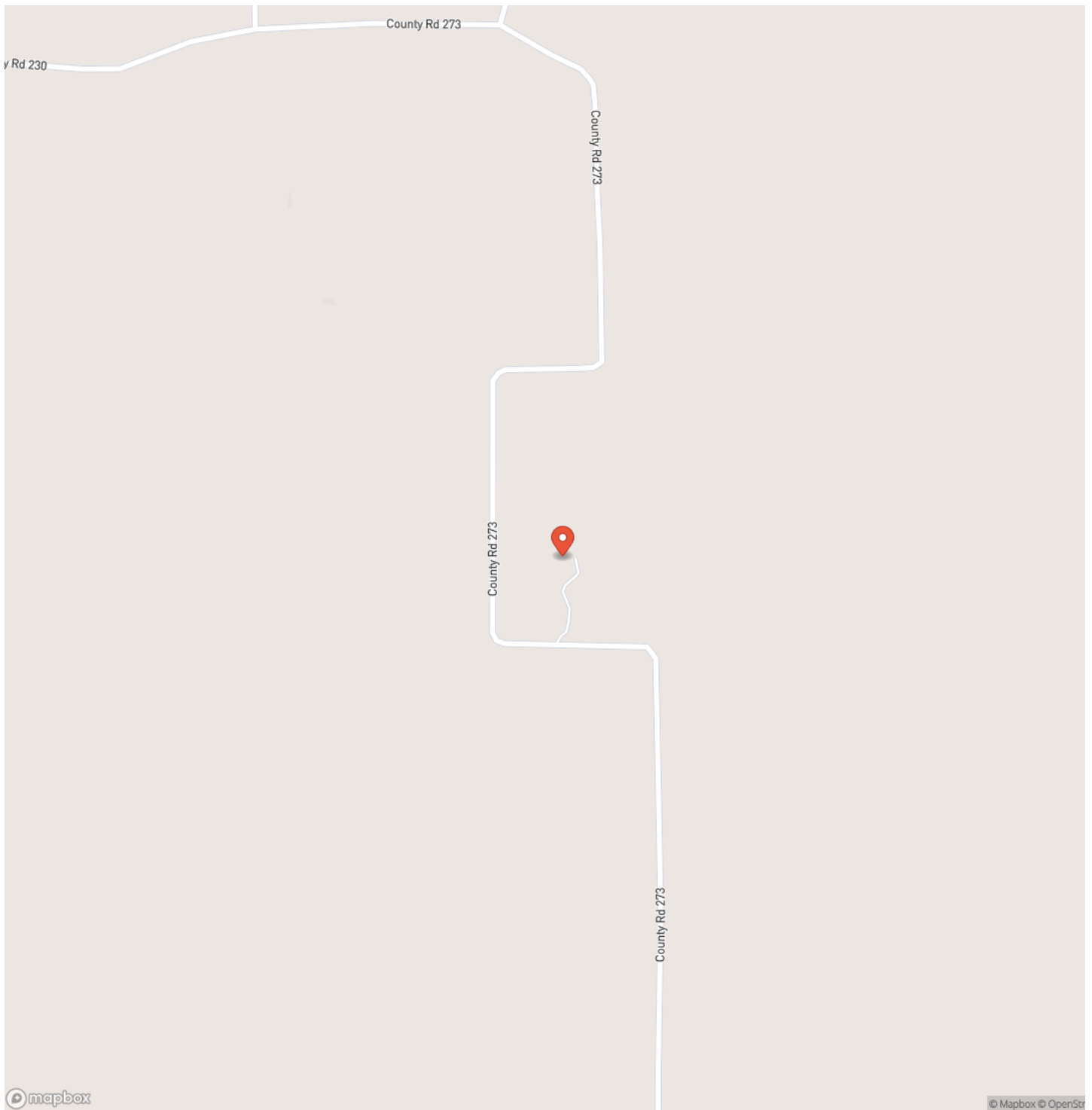
The property includes three versatile multi-purpose metal buildings, offering additional kitchen space and bathrooms, ideal for events, gatherings, or expanding business operations. The meticulously maintained grounds showcase an ACTIVE GRAPE VINEYARD and a PICTURESQUE POND, enhancing the property's charm and functionality. An additional building near the home provides the perfect space for an office, studio, or hobby room.

With easy access to Houston, great road frontage and a nicely shaped layout, this unique property offers exceptional opportunities---ideal for a lively activity venue, corporate retreat, or simply a stunning residence with plenty of room for family and friends to enjoy. This property offers too many amenities to list. Call Tri-County for additional information or to schedule an appointment to view.

A RARE OPPORTUNITY AND TRULY A MUST SEE!



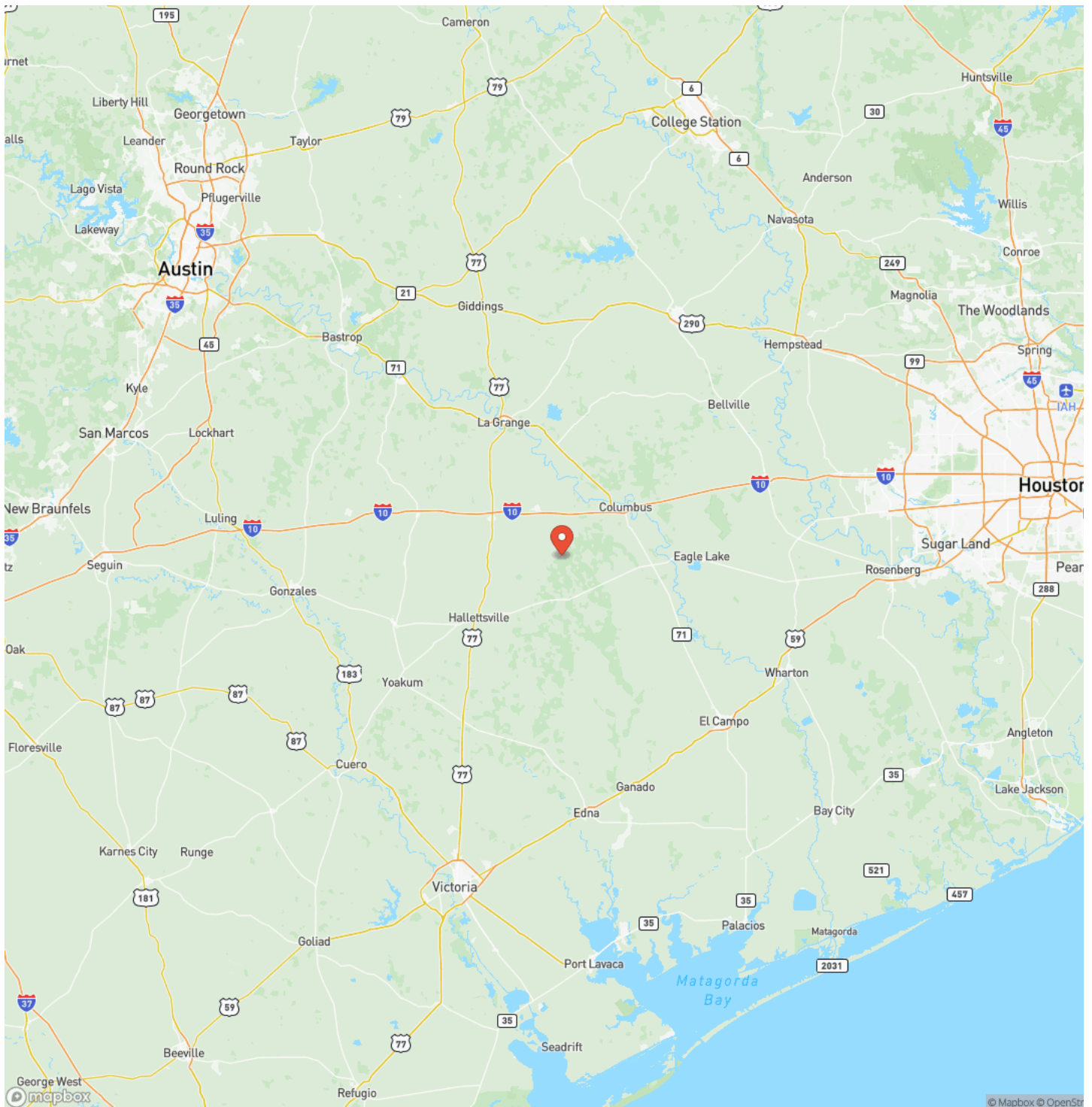
## Locator Map





**1213 CR 273**  
**Weimar, TX / Colorado County**

## Locator Map





## Satellite Map



**1213 CR 273**  
**Weimar, TX / Colorado County**

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

TJ Nelson

## Mobile

(979) 732-4900

## Office

(979) 725-6006

## Email

tj@tricountyrealestate.com

## Address

707 S. Eagle

## City / State / Zip

## NOTES

[illegible]



## 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.

## **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) 725-6006  
[tricountyrealestate.com](http://tricountyrealestate.com)

---