

12± Acres | Weimar, TX | Colorado County  
1440 CR 221  
Weimar, TX 78962

**\$695,000**  
12.620± Acres  
Colorado County



**MORE INFO ONLINE:**  
[tricountyrealestate.com](http://tricountyrealestate.com)

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Weimar, TX / Colorado County

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## **SUMMARY**

### **Address**

1440 CR 221

### **City, State Zip**

Weimar, TX 78962

### **County**

Colorado County

### **Type**

Hunting Land, Recreational Land, Residential Property

### **Latitude / Longitude**

29.631291 / -96.732787

### **Dwelling Square Feet**

1600

### **Bedrooms / Bathrooms**

2 / 2

### **Acreage**

12.620

### **Price**

\$695,000

### **Property Website**

<https://tricountyrealestate.com/property/12-acres-weimar-tx-colorado-county-colorado-texas/97063/>



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**PROPERTY DESCRIPTION**

This property is conveniently located 5 miles from Weimar. The house was completed in 2021, is 2 story with a loft upstairs. On the first level there is a kitchen, Living Room, 2 Bedrooms and 2 Baths with nice Utility Room with Washer & Dryer. The house has a 650 sq ft Canopy on the east side and an 800 sq ft Canopy on the west side. The structure is made with Steel Framing and spray on Foam Insulation, Metal Siding and Metal Roof. There is a seasonal Creek on the west boundary and a drainage area that crosses the property toward the back of the property. The Owners have recently completed a metal Pump House (12 ft X 18 f) with lots of Storage. Wildlife enjoys Roaming the Creek and Drainage Area, White Tail Deer and other wildlife can be watched regularly from the porch/Canopy. This property is rectangular in dimensions and has nice trees mainly on the creek area. This property could be a Permanent Residence or weekend retreat. THERE IS A 40 AMP BREAKER FOR MOBILE/CAMP TRAILER AND AVAILABLE DUMP INTO THE SEPTIC SYSTEM. (The 1,600 sq ft for the House is an ESTIMATE by the Seller, Buyer should verify the actual sq ft.)

MOST OF THE FURNITURE IS AVAILABLE FOR A REASONABLE PRICE. THE TRACTOR WITH IMPLEMENTS, LOW BOY TRAILER AND RTV ARE AVAILABLE FOR REASONABLE PRICE.

**MORE INFO ONLINE:**

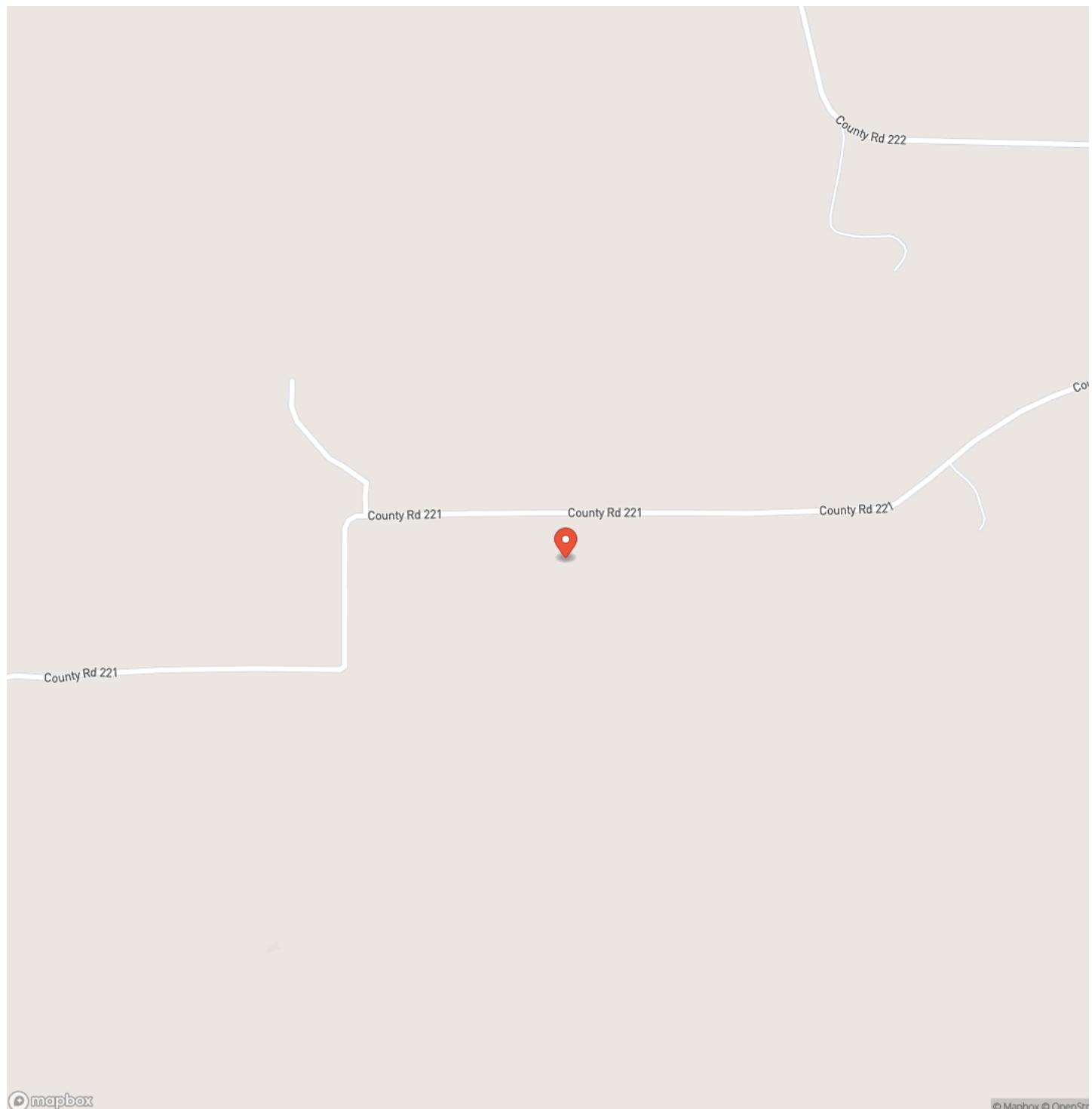
**[tricountyrealestate.com](http://tricountyrealestate.com)**

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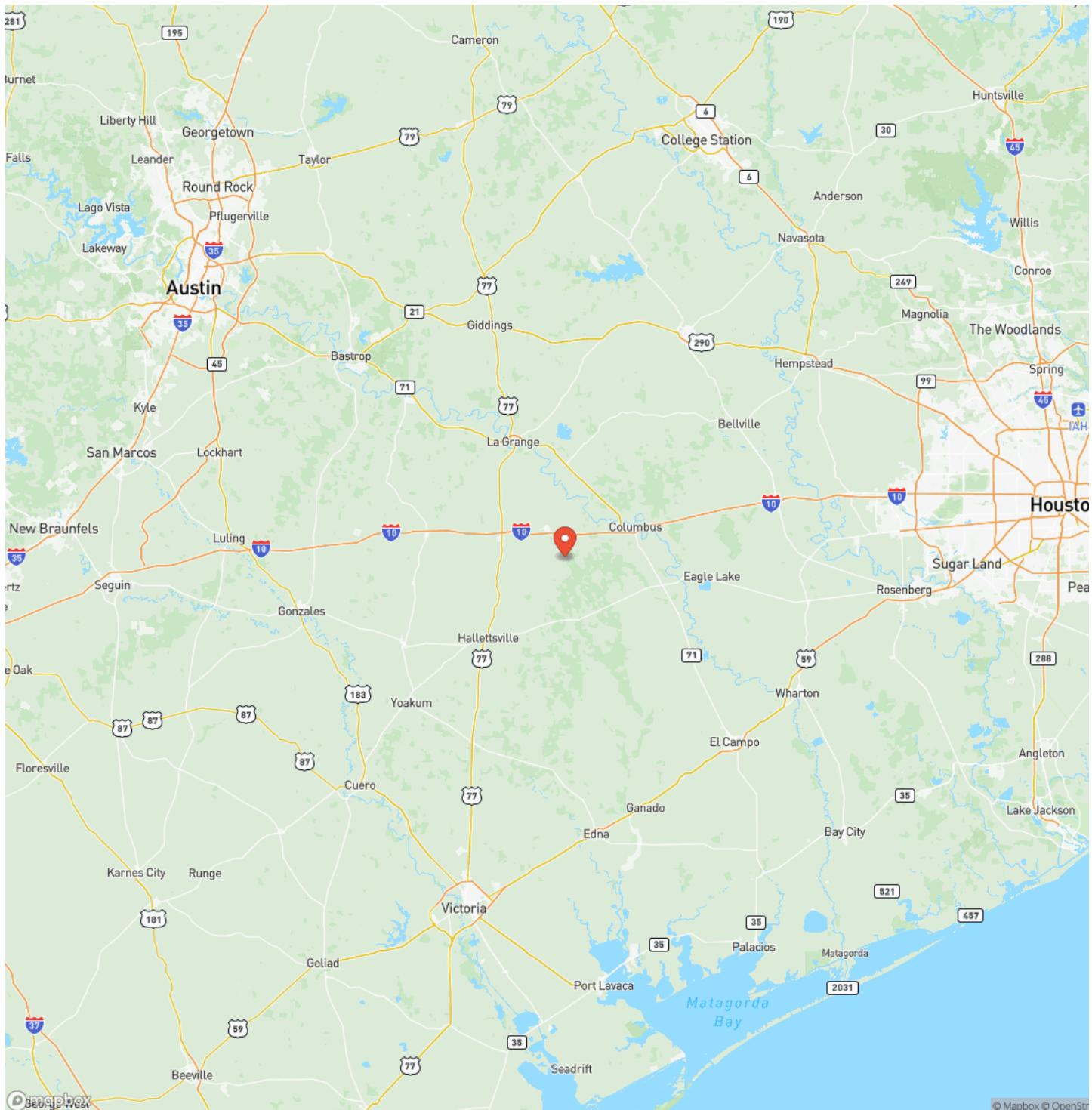
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## Locator Map



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## Satellite Map



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**LISTING REPRESENTATIVE**

For more information contact:



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**Address**

707 S. Eagle

**City / State / Zip**

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**NOTES**

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## NOTES

#### **MORE INFO ONLINE:**

tricountyrealestate.com

## **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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