

**40 acres FM 2144, Weimar, TX**  
TBD FM 2144  
Weimar, TX 78962

**\$980,000**  
40± Acres  
Colorado County



**40 acres FM 2144, Weimar, TX**  
**Weimar, TX / Colorado County**

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**SUMMARY**

**Address**

TBD FM 2144

**City, State Zip**

Weimar, TX 78962

**County**

Colorado County

**Type**

Hunting Land, Residential Property, Recreational Land

**Latitude / Longitude**

29.633745 / -96.787195

**Acreage**

40

**Price**

\$980,000



**PROPERTY DESCRIPTION**

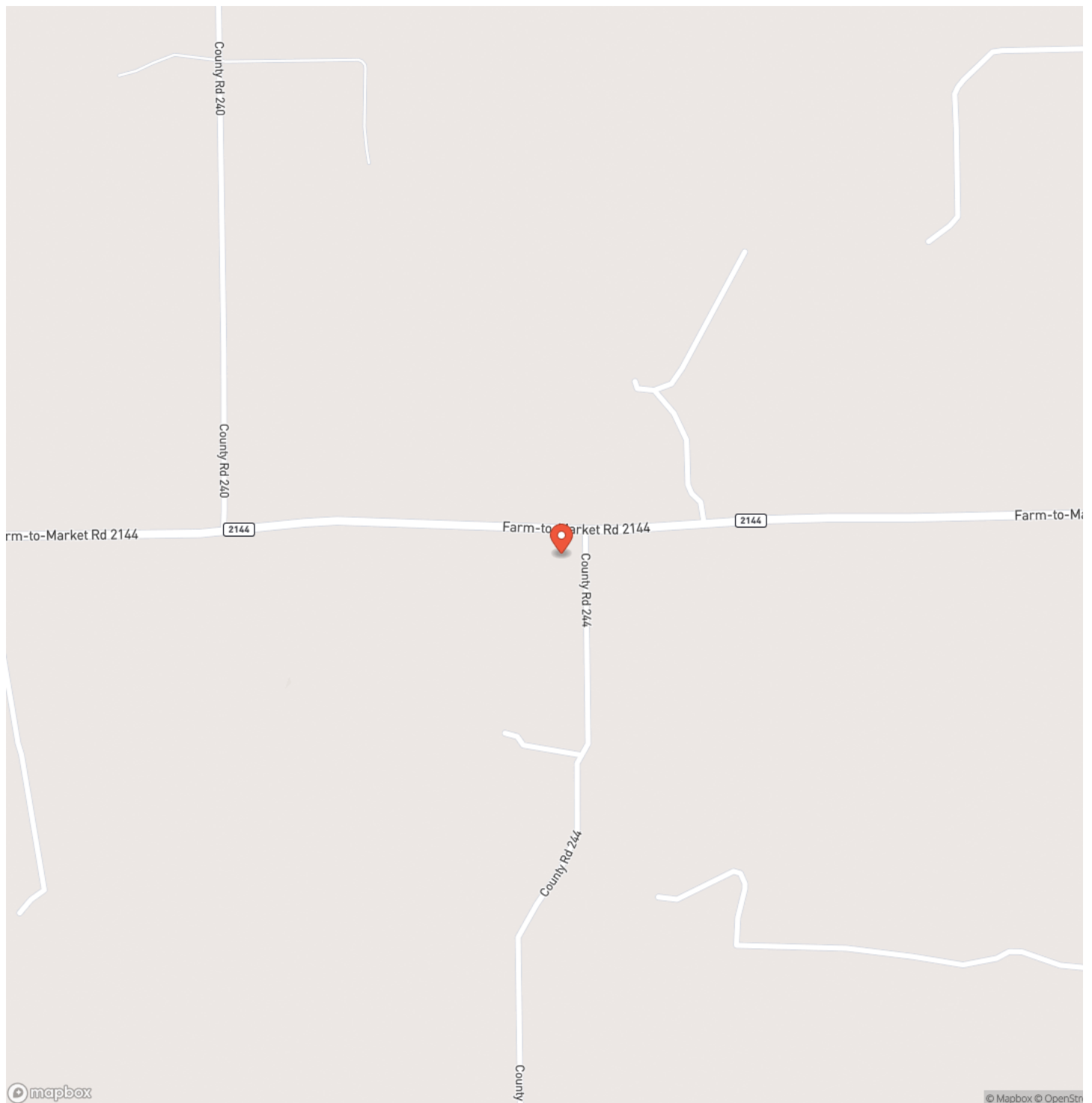
This very unique country property has a little of everything desired. Conveniently located +/-6 miles south of Weimar in the community of New Bielau. This property brings forth a robust country atmosphere with seclusion. It fronts (2) roadways- FM 2144 / CR 244. Situated +/-105 miles east of San Antonio & +/-70 miles west of Houston with convenient access to I-10 for traveling. This +/-40 acres is highlighted by massive Pecan trees to the east with woods & seasonal creek to the west. Very desirable homesites can easily be found, along with excellent potential pond sites. Great elevation with +/-50 change throughout. Electricity crosses the property. The creek & woods make it a wildlife paradise. The soil changes with the topography of the land from sandy loam to heavier soil. The property is currently ag-exempt keeping property taxes to a minimum. Lightly restricted to help protect your investment. Schedule a viewing to tour this outstanding property for yourself!

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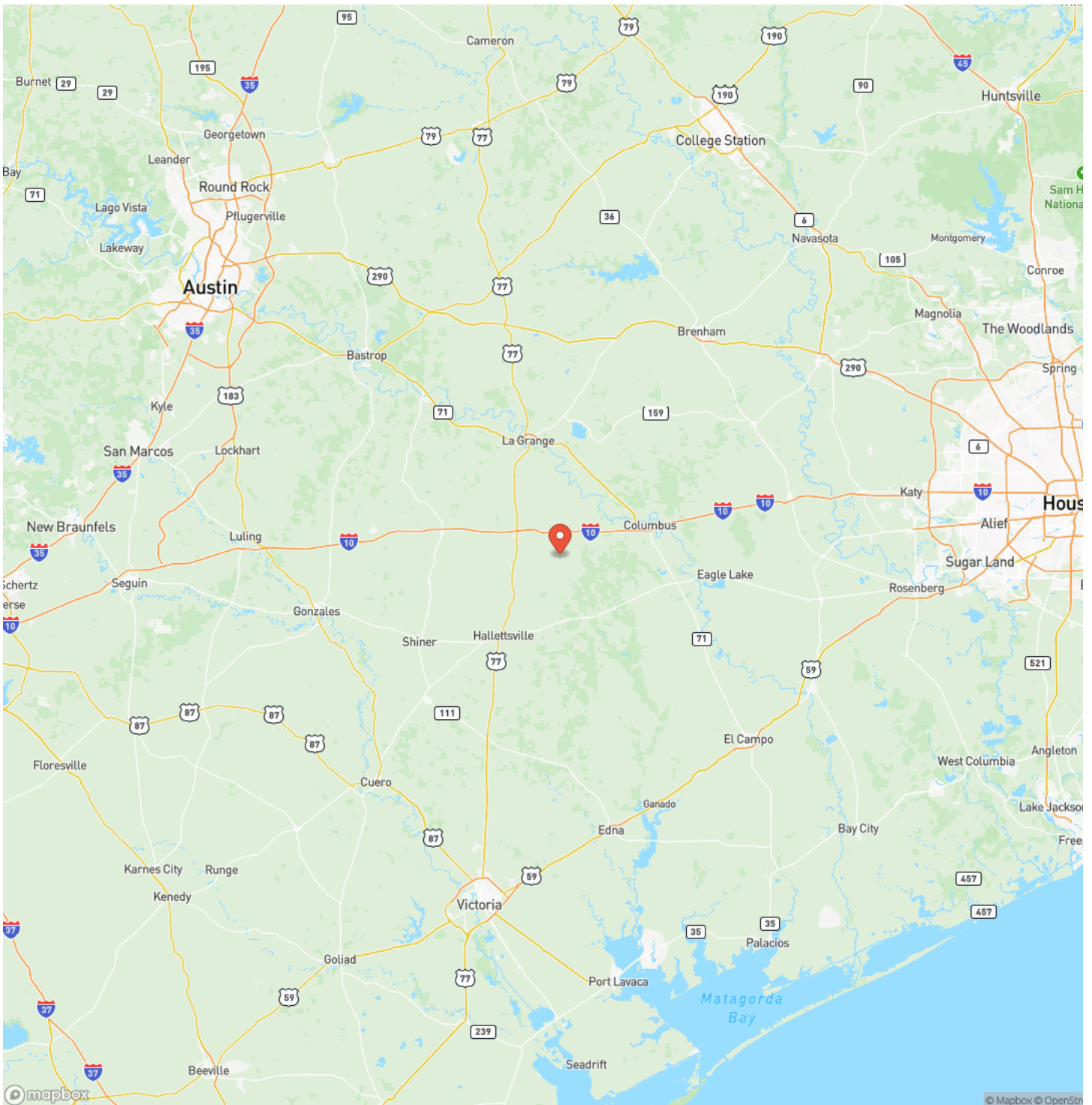
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

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

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## Satellite Map



**40 acres FM 2144, Weimar, TX**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Rory Koehn

## Mobile

(979) 561-6430

## Office

(979) 725-6006

## Email

koehn ranch@cvctx.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.

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