

15 ACRES - 1038 CR 207, WEIMAR, TX 78962
1038 CR 207
Weimar, TX 78962

\$395,000
15± Acres
Colorado County



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Weimar, TX / Colorado County

SUMMARY

Address

1038 CR 207

City, State Zip

Weimar, TX 78962

County

Colorado County

Type

Farms, Hunting Land, Recreational Land, Ranches, Undeveloped Land

Latitude / Longitude

29.724048 / -96.702194

Acreage

15

Price

\$395,000

Property Website

<https://tricountyrealestate.com/property/15-acres-1038-cr-207-weimar-tx-78962-colorado-texas/76100/>



PROPERTY DESCRIPTION

Small Acreage, Hard to find! Conveniently located between Houston and San Antonio in Colorado County, this ~15-acre property is located just 10 minutes east of the town of Weimar, and 20 minutes west of Columbus, on county road CR 207. The property is a rare find in a desirable area offering a peaceful and quiet location away from town, while close to nearby boutiques, grocery stores, and other town conveniences. The land features a mostly wooded landscape and a few clearings with great home sites, ideal for building your dream home or recreational fun. The property is a blank canvas that can offer seclusion with homesites in the back, or show off your elegant new home near the road front for quick access to the paved CR 207. For your recreational needs, the abundance of woods provides you the opportunity to manicure the property to your liking, make trails for your ATV, and the wooded area offers abundant habitat for native wildlife

A paved county road provides easy access, while beautiful canopies of trees greet you upon entry. This tract has approximately 630 ft paved frontage and a depth of ~1,000 ft. The serene covered path continues to the back of the property where it opens to several clearings with beautiful open views. The property has electricity on site waiting to be connected to your desired location, and has partial fencing.

The land consists of loamy fine sand soil, with elevations ranging from 330' to 350', and is out of the floodplain.

This property is Ag-exempt, with no pipelines but does have a transmission line/easement across the southwest corner. This property is a rare find with a perfect combination of location, size, and features, including recreational opportunities, numerous trees and beautiful countryside views. Whether seeking a permanent residence or a weekend retreat, this property offers a tranquil setting to fit your needs.

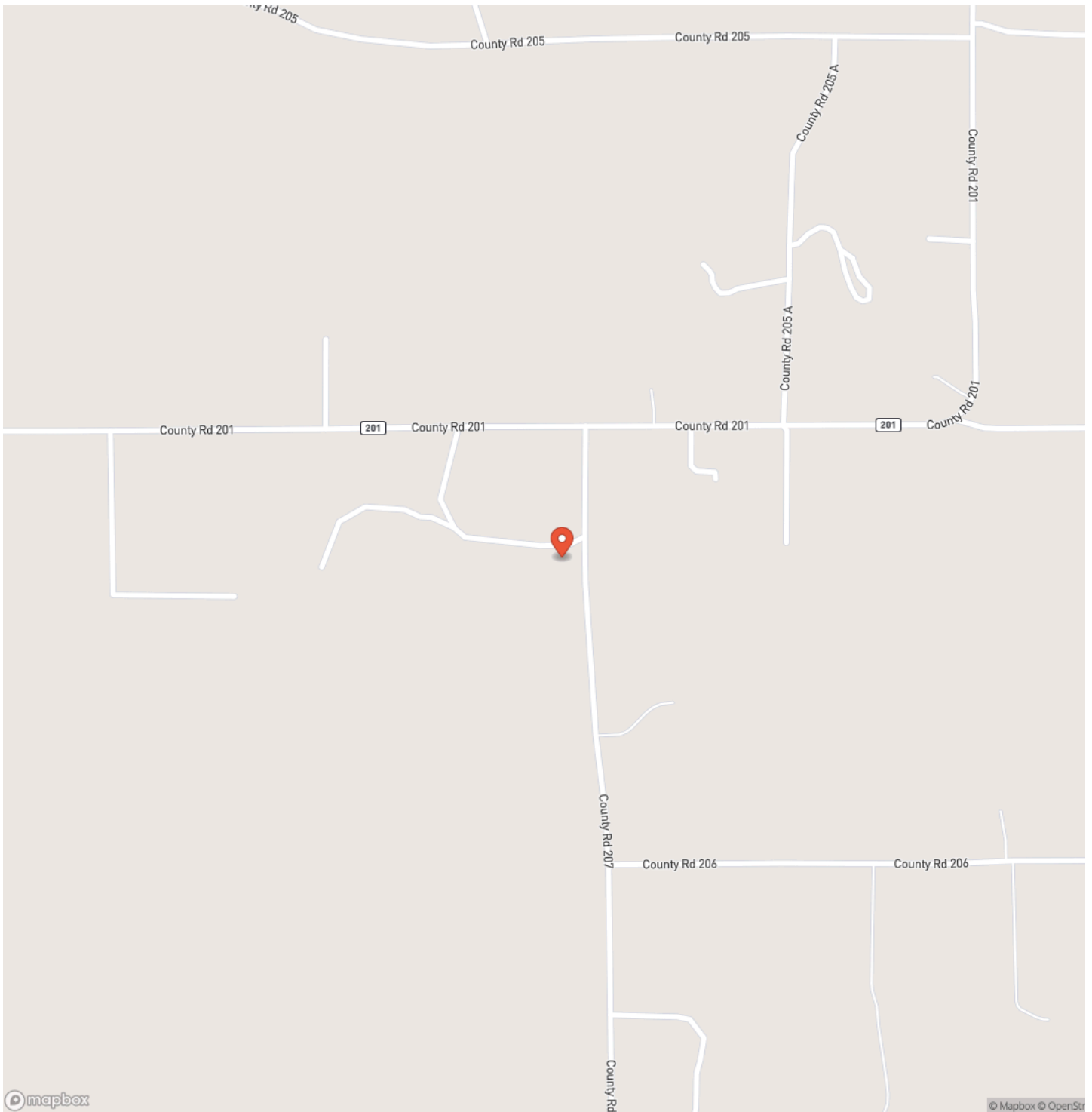
Restrictions: No commercial Operations, No sub-dividing, Single family dwelling only (no Manufactured Homes).

This tract has an AG Tax Status with a verbal grazing lease that can be cancelled.

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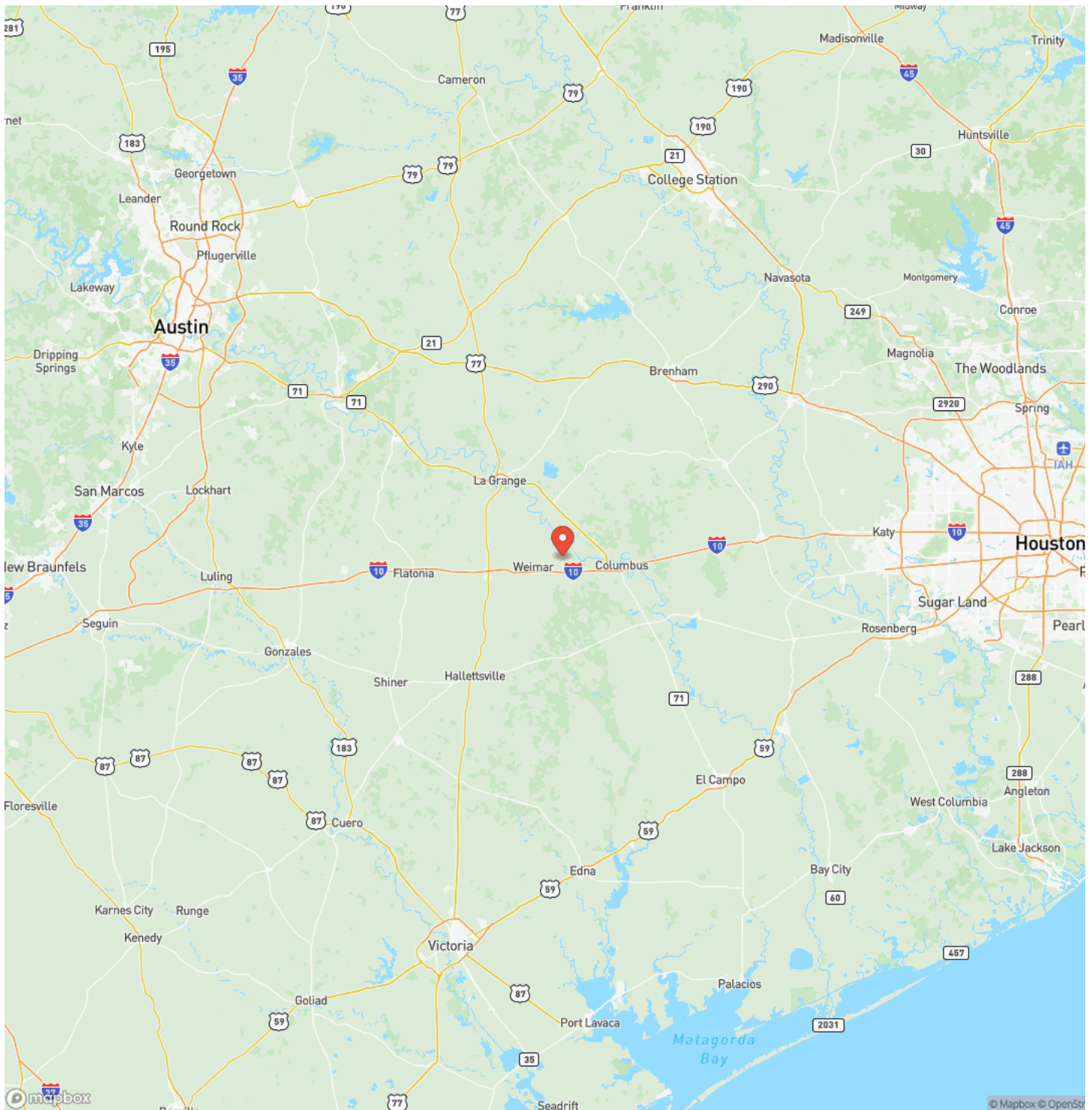


Locator Map



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Locator Map



15 ACRES - 1038 CR 207, WEIMAR, TX 78962
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Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

This image shows a full page 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.

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