

TBD CR 217 in Weimar, Texas
TBD CR 217
Weimar, TX 78962

\$3,510,000
117± Acres
Colorado County



TBD CR 217 in Weimar, Texas
Weimar, TX / Colorado County

SUMMARY

Address

TBD CR 217

City, State Zip

Weimar, TX 78962

County

Colorado County

Type

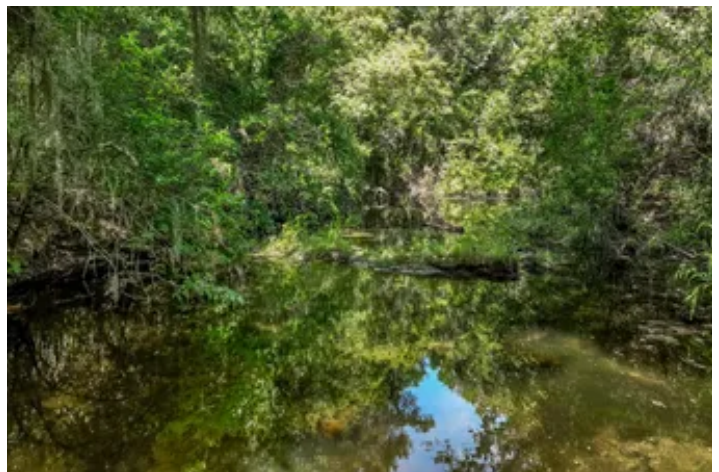
Farms, Hunting Land, Recreational Land, Ranches, Business Opportunity

Acreage

117

Price

\$3,510,000



PROPERTY DESCRIPTION

Welcome to this stunning farm and ranch property located in the Borden Area of Colorado County, TX between Columbus, and Weimar where the coastal plains and the hill country converge to create a picturesque landscape. As you enter the property prepare to be captivated from the moment you access over the bridge, creating a sense of curiosity and anticipation as you embark on an adventure through this remarkable land.

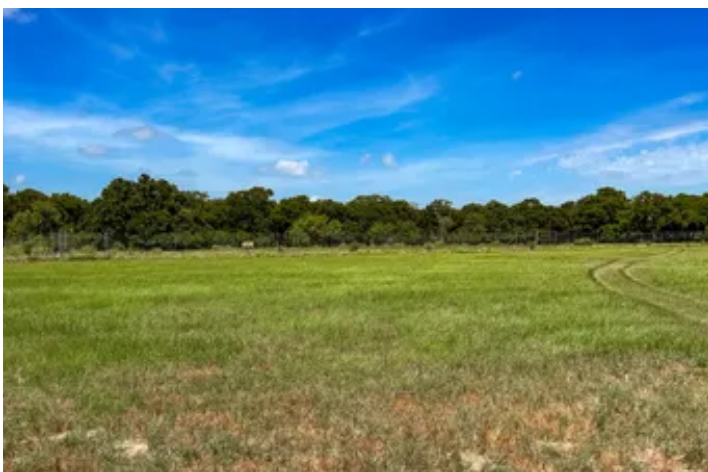
As you continue your exploration of this estate, you'll discover approximately 2,500 feet of creek frontage, with around 1,000 feet along Middle Harvey's Creek on the northern boundary. This spring-fed creek showcases stunning rock features and provides an opportunity for fishing, allowing you to immerse yourself in the serene beauty of the area.

Property improvements include a spacious 70' x 30' barn, perfect for storing tractors and trailers, providing ample space for your equipment and tools. Water wells and electricity are readily available on-site, ensuring convenience and access to essential utilities for your comfort and practical needs. From the property, you'll be treated to breathtaking views, with the topography showcasing elevation changes of approximately 60 feet, adding depth and character to the landscape. Additionally, there are very large genetically improved white-tail deer being raised in pens on 12 acres. They will be removed or sold to the buyer under a separate contract.

The land features improved grasses, enhancing the aesthetic appeal and providing potential for agricultural or recreational activities. Whether you envision cattle grazing or indulging in outdoor pursuits, this property offers versatility and ample opportunities to fulfill your desires for that perfect homesite to build on.

Furthermore, the charming communities of Weimar and Columbus, Texas are close in proximity. Weimar offers a small-town atmosphere with friendly residents and a rich history, while Columbus boasts a vibrant community with an array of amenities and cultural attractions. You'll find a variety of dining options, shopping centers, and recreational facilities near this property, ensuring a convenient and fulfilling lifestyle.

In summary, if you are looking for a special homesite with some minerals, ancient live oak trees, and hilltop views, secluded with flowing water on both ends this is the one for you.



Locator Map



Locator Map



Satellite Map



TBD CR 217 in Weimar, Texas
Weimar, TX / Colorado County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

This image shows a single sheet of white paper with horizontal blue 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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