



“On the Square”
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 Bellville, Texas 77418
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3.115 Acres ~ Cat Spring, Texas



A GREAT LOCATION WHERE YOU CAN ENJOY ALL THE PERKS OF COUNTRY LIVING WITHOUT ALL THE MAINTENANCE AND EXPENSE OF A LARGER RANCH !!

This is a phenomenal opportunity to purchase a RARE small rural tract amid the magnificent rolling countryside of Cat Spring, Texas.

Monk# 874	13792 FM 1094 ~ Cat Spring, TX	Price \$89,900.00
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PROPERTY SPECIFICATIONS					
Property Type	Rural Land	Acreage	3.115 Acres	County	Austin
Est Taxes	\$1357.35 per ACAD	Improvements	None	Nearest Town	Cat Spring
Minerals	Negotiable	Soil	Sandy Soil	School District	Sealy ISD
Restrictions	Light	Trees	Partially Wooded	Hunting	No
Road	Paved Farm To Market	Terrain	Gentle Roll	Ponds/Lakes	No
Water	None	Grasses	Native	Easements	Utility
Terms	Cash or Conventional Loan		NOTE: Community Water is Available—More Economical than a Water Well TxLS #100588 MLS #5773506 Lands of Texas # 3614018		

Directions: From the Bellville Town Square, take W Main St to TX-36, continue to follow TX-36 S to FM 2429 S, turn RIGHT and follow to FM 949 W, turn RIGHT and follow to FM 1094 W, turn RIGHT and 13792 FM 1094 will be approximately 1.3 miles down FM 1094.

*Specification accuracy is not guaranteed, but approximated to the best of our knowledge.

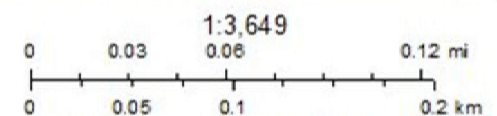
The proposed property will be 2.0 Acres with approximately 260' of frontage on FM 1094 and being approximately 335' deep.
The boundary lines shown below are approximations.



November 26, 2014

- Parcels
- Abstracts
- Lot Lines

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

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Map Title

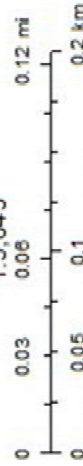


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Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan).

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