



"On the Square"
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70.309 Acres ~ Industry, Texas



A prime opportunity to own some gorgeous acreage!!

Located off of Hwy 159 W between Bellville and La Grange, Texas, this 70.309 Acres of rolling hills and beautiful countryside views, this is the perfect place to build your country home. Although there are improvements on this property, consisting of an old farmhouse and outbuildings, they are in need of SUBSTANTIAL repair. The property is primarily open land that is fenced and cross-fenced, has 2 large ponds, with trees and brush scattered about providing a nice habitat for local wildlife or for raising livestock.

Monk# 871 **20631 State Hwy 159 W ~ Industry, TX** **Price \$539,000.00**

PROPERTY SPECIFICATIONS					
Property Type	Rural Acreage	Acreage	70.309	County	Austin County
Estimate Taxes	\$920.49 per ACAD	Improvements	Old Farmhouse/Outbuildings	Nearest Town	Bellville
Minerals	Unknown	Soil	Sandy Soil	School Dist.	Bellville ISD
Royalties	Unknown	Trees	Scattered	Fenced	Fenced/Cross-Fenced
Road	Paved County Road	Terrain	Primarily Open Field	Ponds/Lakes	2 Large Ponds
Water	Water Well	Grasses	Native	Easements	Utility Easements
Terms	Cash or Conventional Loan		TxLS#100322 MLS# 27165449	Lands of Texas# 3578638	

Directions: From the Austin County Courthouse, head NORTHWEST on W Main St, use the 2 left lanes to turn LEFT onto TX-159 W/Nelsonville Rd (La Grange) and continue to follow TX-159 N. Property will be on the LEFT.

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



