



“On the Square”
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257.167 Acres ~ Bellville, Texas



**VIEWS!!
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Currently
 carries an
 Agricultural
 Exemption

Wonderful spot to build your country home or an excellent place to raise livestock!! A high hill with beautiful views plus acreage dotted with live oaks, 2 nice ponds and “Clear Creek”, which is a constant flowing creek, makes this worth seeing. The property is fenced/cross-fenced and includes miscellaneous barns/sheds plus a 15x15 storage building. Located within a few miles from Bellville, there is good accessibility to the paved frontage road on FM 1456.



Monk# 838 **3563 FM 1456 ~ Bellville, TX** **Price \$2,700,254.00**

PROPERTY SPECIFICATIONS					
Property	Rural Acreage	Acreage	257.167 Acres	County	Austin
Estimated Taxes	\$756.83 Per ACAD	Improvements	Barns/Outbuildings	Nearest Town	Bellville
Minerals	Negotiable	Soil	Sandy Loam	School District	Bellville ISD
Royalties	N/A	Trees	Scattered	Hunting	Small Game
Road	Paved on FM 1456	Terrain	Rolling	Ponds/Lakes	2 Ponds/1 Creek
Water	Water Well	Grasses	Native	Easements	Utility Easements
Terms	Cash or Conventional Loan		Tax ID# R000008678 TxLS# 94980 MLS# 34394457 Lands of Texas# 3014993		

Directions: From the Austin County Courthouse, take North Holland/FM 1456 and continue to follow for 3 miles. Property is on the LEFT just past Reinicke Rd.

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



