



## BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$57,120 to \$169,050  
**Type:** Acreage (Farm & Ranch)  
**Address:** 4238 Brown College Lane  
**City/County:** WASHINGTON, Washington County  
**Acreage:** 3.57 to 11.27 Acres  
**ID No.:** VARIOUS  
**Listing Name:** COLLEGE CREEK  
**Status:** Active

If you are looking for a place to build in the country and would like a few acres to spread out on, College Creek is the perfect place. Located just 15 minutes from Brenham, College Creek is close enough for convenience and far enough out where you will definitely be 'in the country'. There are not many properties left that have the right mix of amenities for a great price. College Creek has it all and may be just the place you have been looking for. Owner financing available.

PROPERTY CAN BE DIVIDED – SEE 'TRACT DETAILS' BELOW

**Call Chris Kamprath at 409-594-7730 or Tracy Kamprath at 979-203-0928**



Tract Details				Land Features	Other	Financing
ID No.		Acres	Price	<ul style="list-style-type: none"><li>County Road Frontage</li><li>Seasonal Creek</li><li>Improved Pastures</li><li>Partially Wooded</li><li>Rolling Terrain</li><li>Sandy Soil</li><li>New Entrances</li><li>Private Building Sites</li></ul>	<ul style="list-style-type: none"><li>School District: Brenham ISD</li><li>Taxes: (Qualifies for ag exemption)</li></ul>	<ul style="list-style-type: none"><li>Cash</li><li>Conventional</li><li>Owner</li></ul>
98168	TRACT 1	11.27	\$169,050			
98167	TRACT 2	11.27	\$169,050			
SOLD	TRACT 3	6.44	SOLD			
98166	TRACT 4	3.57	\$ 57,120			
98163	TRACT 5	5.142	\$ 77,130			

**Directions:** From Highway 290 in Chappell Hill, head North on FM 1155. When FM 1155 comes to a "T", turn right. At FM 2726 turn right. Next turn right on Egypt Lane and then right on Brown College Lane. Property will be on your left, Sign on property.

No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.