

BEVERS REAL ESTATE

Serving Central Texas



Price: \$990,000 **REDUCED!!**
Type: Farm & Ranch
Address: 11279 New Wehdem Road
City/County: BRENHAM, Austin County
Bed/Bath: 4 Bed, 4 Bath
Size/Acreage: ~3,557 Sq. Ft., ~39.68 Acres
ID No.: 87739
Listing Name: NEW WEHDEM FARM
Status: Active

New Wehdem Farm, just off New Wehdem Road in Austin County, has amenities for both horses and cattle that include: a 12-stall horse facility with two feed rooms, tack room, water, and a half bath; three loafing sheds spaced evenly in the front pasture; a lighted arena and exercise area; and a large hay barn and separate equipment barn. Water is provided to each area by the on-site water well. The large pond near the back of the property provides for stock water as well.

The four bedroom, four bath home faces the New Wehdem valley and affords fantastic views. The floors are a mixture of tile, hardwood, and carpet and are very well kept. Top this off with great oak trees scattered near the home, as well as an in-ground pool, and you have it all.

Call Dave Wyatt at 832-971-7253 for more information or to schedule an appointment



Improvements	Land Features	Other	Financing
<ul style="list-style-type: none"> 4 Bedrooms 4 Bathrooms Approx. 3557 Sq Ft Const. Type: Standard Frame Multi-level Floor Brick Exterior Composition Roof Year Built: 1970 Formals Fireplace Garage/Carport CH&A Swimming Pool Barns Guest House (not maintained) 	<ul style="list-style-type: none"> Maint. Fees: \$0 Paved Road Frontage Minerals Conveyed: Negotiable Partially Wooded Improved Pasture Pond Rolling 	<ul style="list-style-type: none"> School District: Brenham Taxes: (Qualifies for ag exemption) 	<ul style="list-style-type: none"> Cash Conventional

Directions: From Brenham, travel south on Hwy. 36 approx. 4 miles to New Wehdem Road. Turn right & travel approx. 1.5 miles. Property will be on the right with Bevers Real Estate sign in front.

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