

BEVERS REAL ESTATE

Serving Central Texas



Price: \$263,250
Type: Farm & Ranch (Acreage)
Address: FM 1370
City/County: WASHINGTON, Washington County
Bed/Bath: ~40.5 Acres
Size/Acreage: 82986
ID No.: WASHINGTON PRAIRIE
Listing Name: Active
Status:

Washington Prairie is located near Chappell Hill with a quick commute into Houston and only 20 minutes from Brenham. If you are looking for a larger tract of land that has a few trees and a lot of water features, Washington Prairie may be the perfect place. This property is 100% in the flood plain, according to FEMA maps. Owner will build up a road and building pad at owner's expense if you want to build on property. Additional acreage available that connects to this property that has portions not in the flood plain. Priced at \$6,500/acre. Owner financing available.

Call Tracy Kamprath at 979-203-0928 or Brad Bevers at 936-443-6888



Land Features	Other	Financing
<ul style="list-style-type: none">County Road FrontageFM Road FrontageMinerals Conveyed: NonePartially WoodedPondSandy SoilRolling	<ul style="list-style-type: none">School District: Brenham ISDTaxes: (qualifies for ag exemption)	<ul style="list-style-type: none">CashConventionalOwner

Directions: From Chappell Hill, head north on FM 1155. Take a right at the "T" intersection and continue on FM 1155. Take a right on FM 2726, just past Doe Run development. Property will be on your right after you turn right on FM 1370. Look for Bevers Real Estate sign – corners marked.

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.