



# BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$1,020,700  
**Type:** Farm & Ranch (Acreage)  
**Address:** FM 2726  
**City/County:** WASHINGTON, Washington County  
**Acreage:** ~86.50 Acres  
**ID No.:** 82971  
**Listing Name:** LONGHORN TRAILS  
**Status:** Active

This ~86.5 acre tract features spectacular views, scattered oak and pecan trees, improved pasture, fencing on two sides, and has a great buiding site to build your home on, whether for a full-time residence or for just a weekend place. Located directly across from Gate's Crossing, this is a wonderful location – just minutes from downtown Chappell Hill, 15 minutes from Brenham, and a little over an hour from Houston. Priced at \$11,800/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"> <li>▪ Paved Road Frontage</li> <li>▪ FM Road Frontage</li> <li>▪ Minerals Conveyed: None</li> <li>▪ Improved Pastures</li> <li>▪ Stock Tanks</li> <li>▪ Seasonal Creek</li> <li>▪ Pond</li> <li>▪ Partially Fenced</li> <li>▪ Partially Wooded</li> <li>▪ Rolling</li> </ul>	<ul style="list-style-type: none"> <li>▪ School District: Brenham ISD</li> <li>▪ Taxes: (qualifies for ag exemption)</li> <li>▪ Agricultural Lease</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cash</li> <li>▪ Conventional</li> <li>▪ Owner</li> </ul>
<p><b>Directions:</b> 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 pass Flat Prairie Road. Look for Bevers Real Estate sign – corners marked.</p>		
<p>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.</p>		