



## BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$448,800  
**Type:** Farm & Ranch (Acreage)  
**Address:** Flat Prairie Road  
**City/County:** WASHINGTON, Washington County  
**Bed/Bath:** ~66 Acres  
**Size/Acreage:** 82987  
**ID No.:** BYRD'S LANDING  
**Listing Name:** Active  
**Status:**

If you are looking for a quiet place to build in the country but still want to have the convenience of Brenham being just 20 minutes away, this may be the right place for you. College Station is only a 45 minute drive and Houston is just over an hour away. This secluded property has great road frontage as well. Priced at \$6,800/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>▪ County Road Frontage</li><li>▪ Gravel Road Frontage</li><li>▪ Minerals Conveyed: None</li><li>▪ Partially Wooded</li><li>▪ Sandy Soil</li><li>▪ Rolling</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>
<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. Take a right on Flat Prairie Road. Property will be on your left. 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>		