



BEVERS REAL ESTATE

Serving Central Texas



Price: \$413,000
Type: Farm & Ranch (Acreage)
Address: FM 2726
City/County: WASHINGTON, Washington County
Bed/Bath: ~35 Acres
Size/Acreage: 82973
ID No.: CAMP SAMMY
Listing Name: Active
Status:

This ~35 acre tract in Washington, Texas features: spectacular views, seasonal creek, mature trees, a great building site, improved pasture, and fencing on two sides. Camp Sammy is a beautiful piece of land, conveniently located near Chappell Hill with a quick commute into Houston. This acreage has numerous trees, good road frontage, and stunning views. 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">County Road FrontageFM Road FrontageMinerals Conveyed: NonePartially WoodedSandy SoilRolling | <ul style="list-style-type: none">School District: Brenham ISDTaxes: (qualifies for ag exemption)Agricultural Lease | <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 pass Flat Prairie Road. 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.