



# BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$234,900 *REDUCED*  
**Type:** Farm & Ranch (Acreage)  
**Address:** 3601 Felder Road  
**City/County:** WASHINGTON, Washington County  
**Acreage:** ~22.54 Acres  
**ID No.:** 84396  
**Listing Name:** COUNTRY ESCAPE  
**Status:** Active

This 22.5 acre country property has everything you are looking for, including: great buildings sites with mile-long views, incredible elevation changes, large 1+ acre pond, hand-dug well, electricity on property, agricultural exemption, new cedar post entrance, trails cut through back wooded area, and abundant wildlife. It is in a secluded location that is easy to get to.

Owner will sign a surface waiver, but no royalties will be offered at this price.

**Call Brad Bevers at 936-443-6888**



Land Features	Other	Financing
<ul style="list-style-type: none"> <li>▪ Gravel Road Frontage</li> <li>▪ 1+ Acre Pond</li> <li>▪ Electricity</li> <li>▪ Well</li> <li>▪ Partially Wooded</li> <li>▪ Rolling</li> </ul>	<ul style="list-style-type: none"> <li>▪ School District: Brenham</li> <li>▪ Taxes: \$43.10 (qualifies for ag exemption)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cash</li> <li>▪ Conventional</li> </ul>
<p><b>Directions:</b> From Chappell Hill, head North on FM 1155. Turn right at the "T"; continue on FM 1155. Turn right onto Felder Road; property will be on your right. Look for sign.</p>		
<p><small>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.</small></p>		