

# BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$ 172,445  
**Type:** Acreage  
**Address:** Brown College Rd.  
**City/County:** Washington, Washington County  
**Acreage:** ~26.5 Acres  
**Listing Name:** Washington Farms  
**Status:** Active

Down a quiet country road, just minutes from charming downtown Chappell Hill lies ~26.5 acres perfect for a family sized farm. Washington Farms has great potential for Ag use or a weekend getaway. The property features a brand new 1.5 hp water well and new fencing along road frontage. The land has been root plowed and is ready for cultivating and planting.

This property also offers open landscape and pastoral views with partial tree coverage on the west end of the property. Rolling topography overlooking a pond makes a perfect site to build a home.

Washington Farm is about 1 hour from Houston, providing an easy commute and just a few miles from downtown Brenham. Experience life in the beautiful country side of Chappell Hill, Texas, while still having the conveniences of the city.

Call Travis Bevers 979-277-4920



Land Features	Other	Financing
<ul style="list-style-type: none"> <li>Some New Fencing</li> <li>New Water Well</li> <li>Paved County Road Frontage</li> <li>Partial Tree Coverage</li> <li>Mostly Flat</li> </ul>	<ul style="list-style-type: none"> <li>School District: Brenham</li> <li>Taxes: \$ 51.44</li> </ul>	<ul style="list-style-type: none"> <li>Cash</li> <li>Conventional</li> </ul>
<p><b>Directions:</b> From 290 in Chappell Hill, take a right at the stop light onto 1155 N. Turn right on FM 2726. Turn right at Egypt Lane. Take the 3rd right on Brown College Lane. Take the first left to stay on Brown College Lane. Property will be on the right.</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>		



Aerial Property Map

