



**"On The Square"**  
 10 N Holland  
 Bellville, Texas 77418  
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## 62.227 Acres ~ Bellville, Texas



### ***NICE PRIVATE RURAL TRACT FOR YOUR COUNTRY HOME OR WEEKEND RETREAT!!***

This 28'x53' 4/2 Mobile Home is located on a diversified 62+ acre corner tract and is approximately 1,483 SF of living space equipped with Central A/C, Ceiling Fans and Washer/Dryer Connections. Other improvements include Water Well/Septic, 24'x36' Pole Barn and Fencing

**Monk# 846**                      **10096 Lamp Rd ~ Bellville, TX**                      **Price \$475,000.00**

PROPERTY SPECIFICATIONS					
Property Type	Rural Acreage	Acreage	62.227 AC	County	Austin
Estimated Taxes	\$643.00 (Ag - Ex)	Improvements	Pole Barn/Fencing	Nearest Town	Bellville
Minerals	None	Soil	Sandy Soil	School District	Bellville ISD
Royalties	None	Trees	Partially Wooded	Hunting	Small Game
Road	County Gravel	Terrain	Mostly Flat	Ponds/Lakes	Pond
Water	Water Well	Grasses	Native	Easements	Utility
Terms	Cash or Conventional Loan		TxLS# 96546    MLS# 34689445    Lands of Texas# 3210784		

**Directions:** From the Austin County Courthouse travel EAST 5.89 miles to Kiesewetter Rd and turn LEFT, take first RIGHT onto Lamp Rd. Property is approximately 0.5 mile on LEFT.

\*Specification accuracy is not guaranteed, but approximated to the best of our knowledge.

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### ***Amenities:***

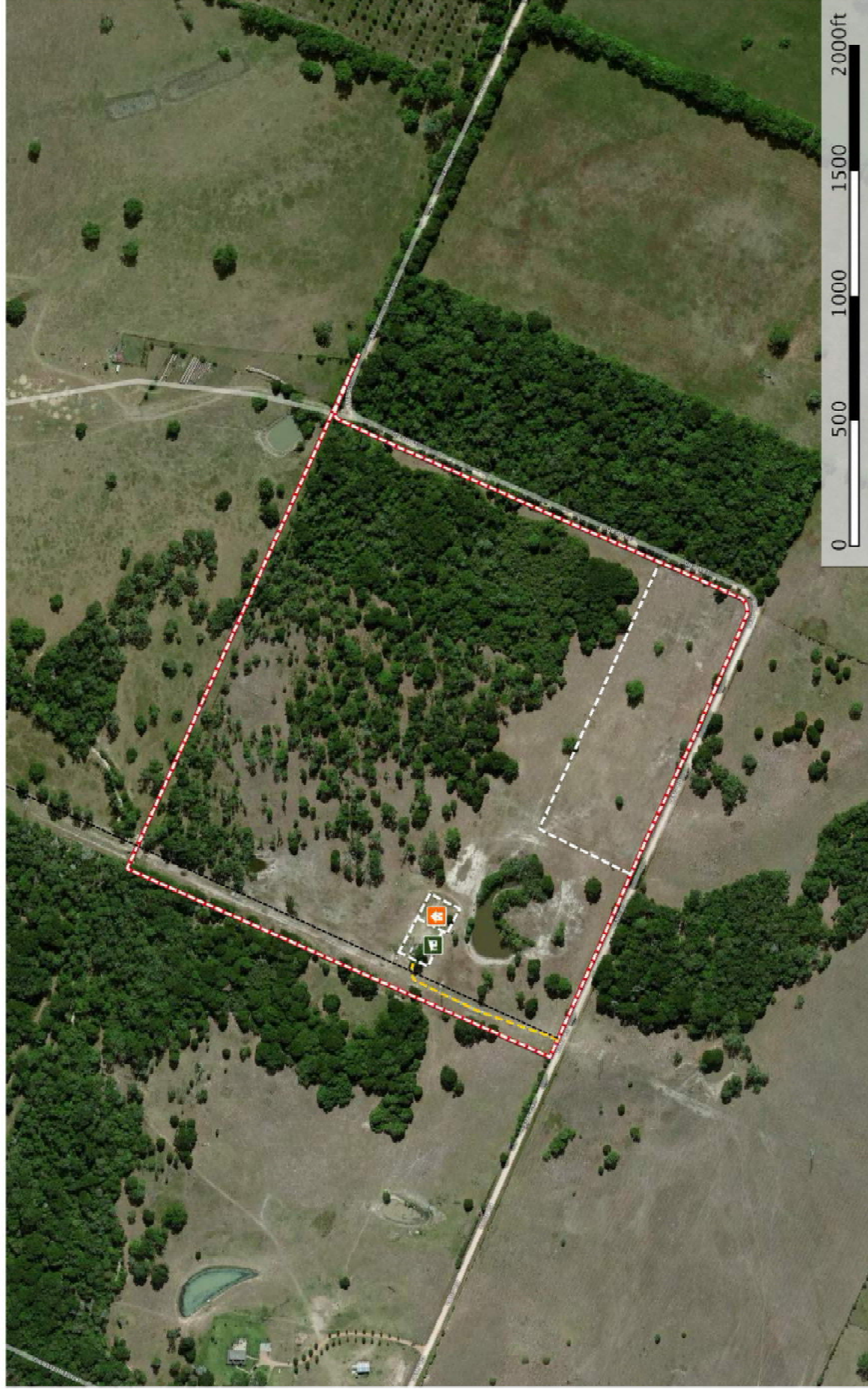
- ♦ *Septic*
- ♦ *Fenced for cattle*
- ♦ *Some pipe fence*
- ♦ *Some cable fence*
- ♦ *Beautiful woods with large Oak, Pecan, and Elm trees*
- ♦ *Picturesque Pond*
- ♦ *Bellville School District*
- ♦ *Privacy*



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846 - 10096 Lamp Rd  
Austin, Texas, 62.227 AC +/-



- House
- Shed / Shack
- Transmission Line
- Road / Trail
- Fence
- Boundary

J Frank Monk Real Estate null  
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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.932.8271 - mapright.com

