



**‘On The Square’**  
**10 N Holland**  
**Bellville, Texas 77418**  
**Phone: (979) 865-3558**  
**Email: monkre@att.net**  
**www.monkrealestate.com**

## 23.946 Acres ~ Bellville, Texas



***GREAT DEVELOPMENT ACREAGE IN A LOCATION WHERE YOU CAN ENJOY ALL THE PERKS OF PEACEFUL COUNTRY LIVING WHILE ONLY MINUTES AWAY FROM BELLVILLE AND BRENHAM !!***

This property is wooded with scenic trails, a nice pond, mature Pin Oak, Post Oak, Pine and Hickory trees with an abundance of wildlife.

**Monk# 875**

**5550 Hwy 36 N ~ Bellville, TX**

**Price \$378,500.00**

### PROPERTY SPECIFICATIONS

Property Type	Rural Land	Acreage	23.946 Acres	County	Austin
Est Taxes	\$4463.06 per ACAD (2016)	Improvements	None	Nearest Town	Bellville
Minerals	Unknown	Soil	Sandy Soil	School District	Bellville ISD
Restrictions	None	Trees	Wooded w/Scenic Trails	Hunting	No
Road	Highway Frontage	Terrain	Gentle Roll	Ponds/Lakes	Yes
Easements	Utility	Grasses	Native	Fenced	Partially
Terms	Cash or Conventional Loan		TxLS #100781	MLS #48976578	Lands of Texas #3633327

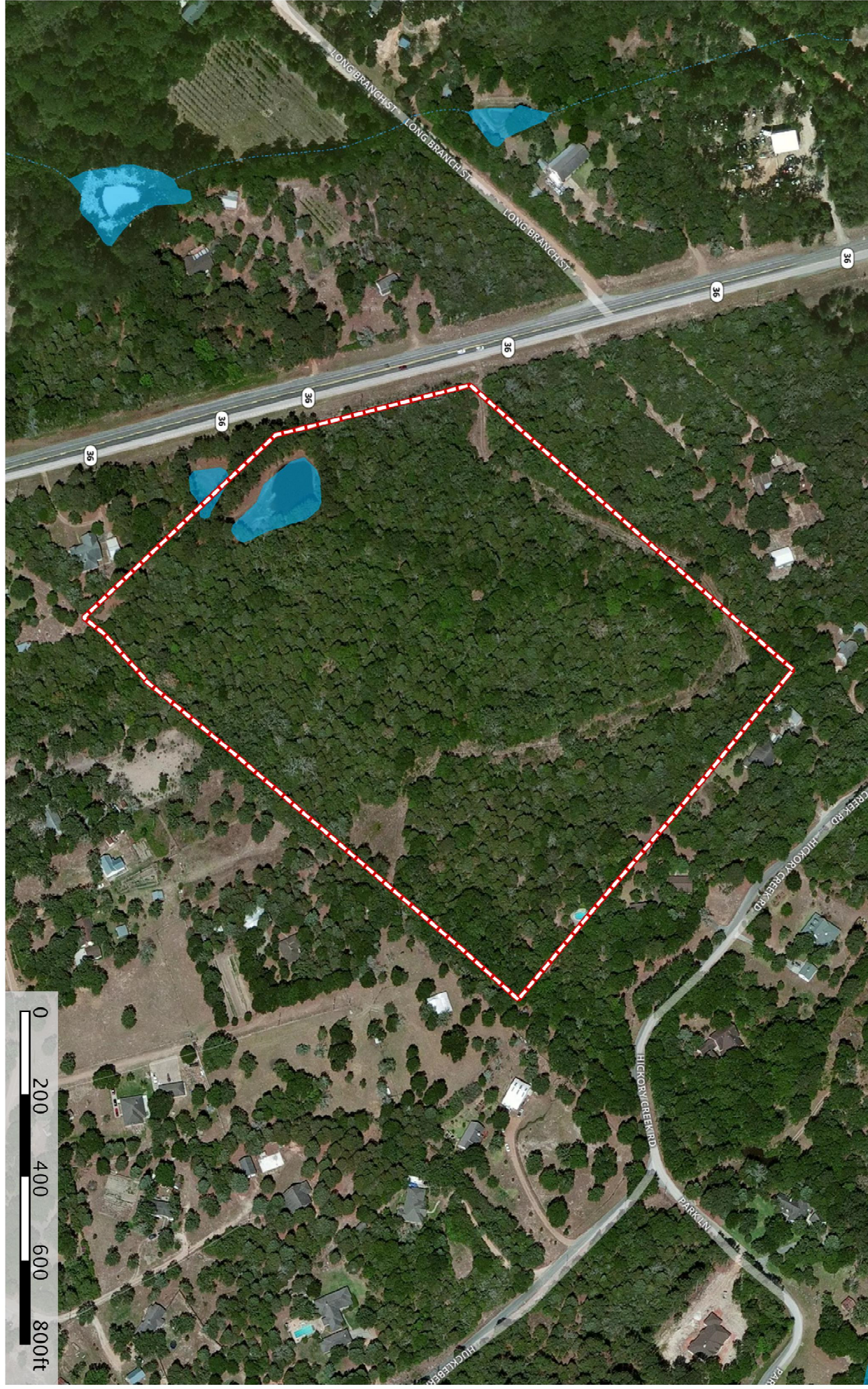
**Directions:** From the Austin County Courthouse, take TX-36/W Main St, continue to follow TX-36 N approximately 4.5 miles to destination.

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





875 - 5550 N Hwy 36  
Austin, Texas, 23.946 AC +/-



Boundary



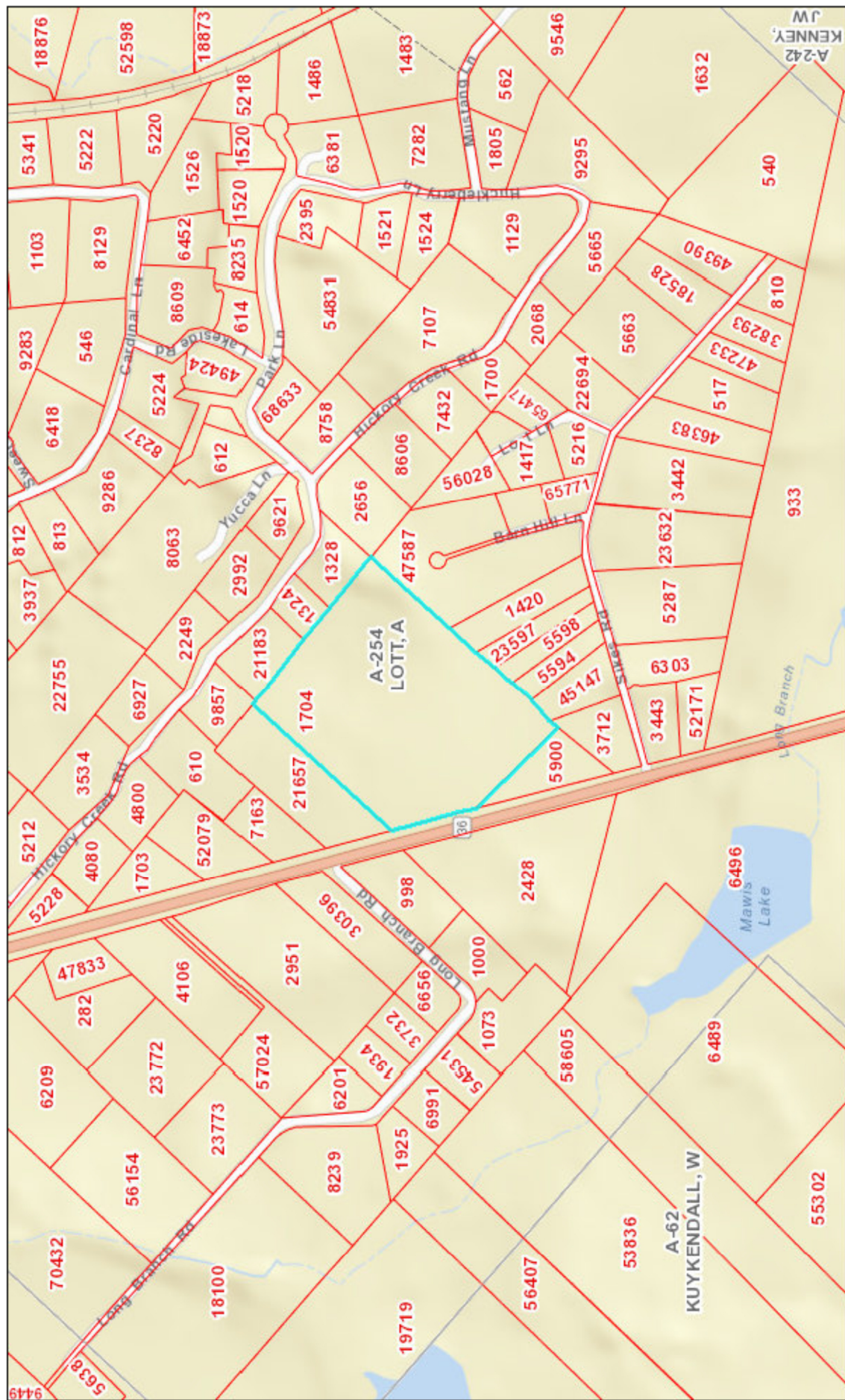
J Frank Monk Real Estate null  
P: (979)-865-3558 monkre@att.net

10N Holland St, Bellville, TX 77418

 The information contained herein was obtained from sources deemed to be reliable. Mapbox Services makes no warranties or guarantees as to the completeness or accuracy thereof.  
944.932.6277 - mapbox.com



# Map Title

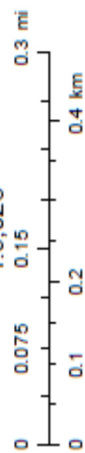


November 30, 2016

- Parcels
- Abstracts
- Lot Lines

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

1:9,028



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Austin County Appraisal District & BIS Consulting - www.bisconsultants.com  
This product and relative contents are the property of the respective governmental entity and BIS Consultants. Use is restricted for official purposes.