

Wetjen Lane Property

Fayette County, Texas

Offering: 80.45 acres in Abstract A052 in the W.F. Hamilton Long Survey, Fayette County, TX.
Property Tax ID 25047

Price: \$1,500,000

Description: This beautiful property is well-located in the desirable triangle of the cities of Austin, Houston, and San Antonio, Texas. It is heavily wooded with hardwoods and cedar trees. There are two ponds on the property, and the larger one is approximately 3.5 acres in size. The property is not located in a flood plain, and it has a wildlife tax exemption. The west, north, and east boundaries are fenced by the neighboring properties. This is a perfect location for a place to hunt white tail deer, dove, turkey, and ducks, or to build your secluded home with close access to the stores and amenities offered in La Grange, TX (approximately 15 miles from the property.) Mineral interests negotiable.



Access: The property is easily accessible by the paved road FM 154 to Wetjen Lane from Texas State Highway 71 (just over 5 miles to the north at West Point, TX) or from Interstate 10 to the south (approximately 14 miles at Flatonia, TX) Wetjen Lane is not paved, and the property is less than one half mile east of FM 154. Downtown Austin is less than 60 miles away, Houston CBD at less than 125 miles, and San Antonio CBD is less than 105 miles away.

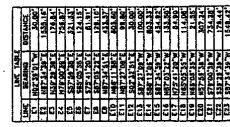
Utilities: Fayette Electric Cooperative serves the site for electricity.

The site is served with fiber optic cable for internet and telephone by Colorado Valley Telephone Cooperative, Inc.

Water would require a well on the property.



Loomis Lane is an access easement.



GRAPHIC SCALE

(IN FEET)

1 inch = 800 ft.

A horizontal graphic scale bar. The top edge is marked with numbers 0, 100, 200, 300, 400, 500, 600, 700, and 800. The bar is divided into segments: the first 100 feet is a checkerboard pattern, the next 200 feet is solid black, the next 100 feet is a checkerboard pattern, the next 200 feet is solid black, and the final 100 feet is a checkerboard pattern.

PLAT SHOWING THE SURVEY OF A 3.07 ACRE EASEMENT SITUATED IN THE WALTER
 EMMETT LACROIX, A-52 AND THE JESSIE BARTLETT LACROIX, A-10, IN FAYETTE
 COUNTY, TENNESSEE, AND BIRNBAUM'S FOLLOWSING TRACTS:

80.45 ACRES DESCRIBED IN A DEED FROM THE ESTATE OF BERTHA WEIEN TO
 JULIAN ALLEN DESCHEN, DATED DECEMBER 6, 1990 AND RECORDED IN VOLUME 815, PAGE
 458 OF THE DEED RECORDS OF FAYETTE COUNTY.

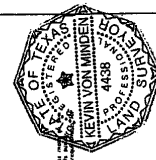
128.339 ACRES DESCRIBED IN A DEED FROM RONALD FISHER TO ASHLEY
 JULIAN ALLEN DESCHEN, DATED DECEMBER 6, 1990 AND RECORDED IN VOLUME
 1917, PAGE 933 OF THE DEED RECORDS OF FAYETTE COUNTY;

79.04 ACRES DESCRIBED IN A DEED FROM THE ESTATE OF BERTHA WEIEN TO
 LEROY WEIEN, DATED DECEMBER 28, 1990 AND RECORDED IN VOLUME 815, PAGE
 419 OF THE DEED RECORDS OF FAYETTE COUNTY;

79.44 ACRES DESCRIBED IN A DEED FROM THE ESTATE OF BERTHA WEIEN TO
 JULIAN ALLEN DESCHEN, DATED DECEMBER 6, 1990 AND RECORDED IN VOLUME 815, PAGE
 69 OF THE DEED RECORDS OF FAYETTE COUNTY;

30 ACRES ("TRACT 2") DESCRIBED IN A DEED FROM THE ESTATE OF MARJORIE
 LOOKES TO BRANDON FRUNCH DATED NOVEMBER 23, 2017 AND RECORDED IN
 VOLUME 1840, PAGE 215 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY.

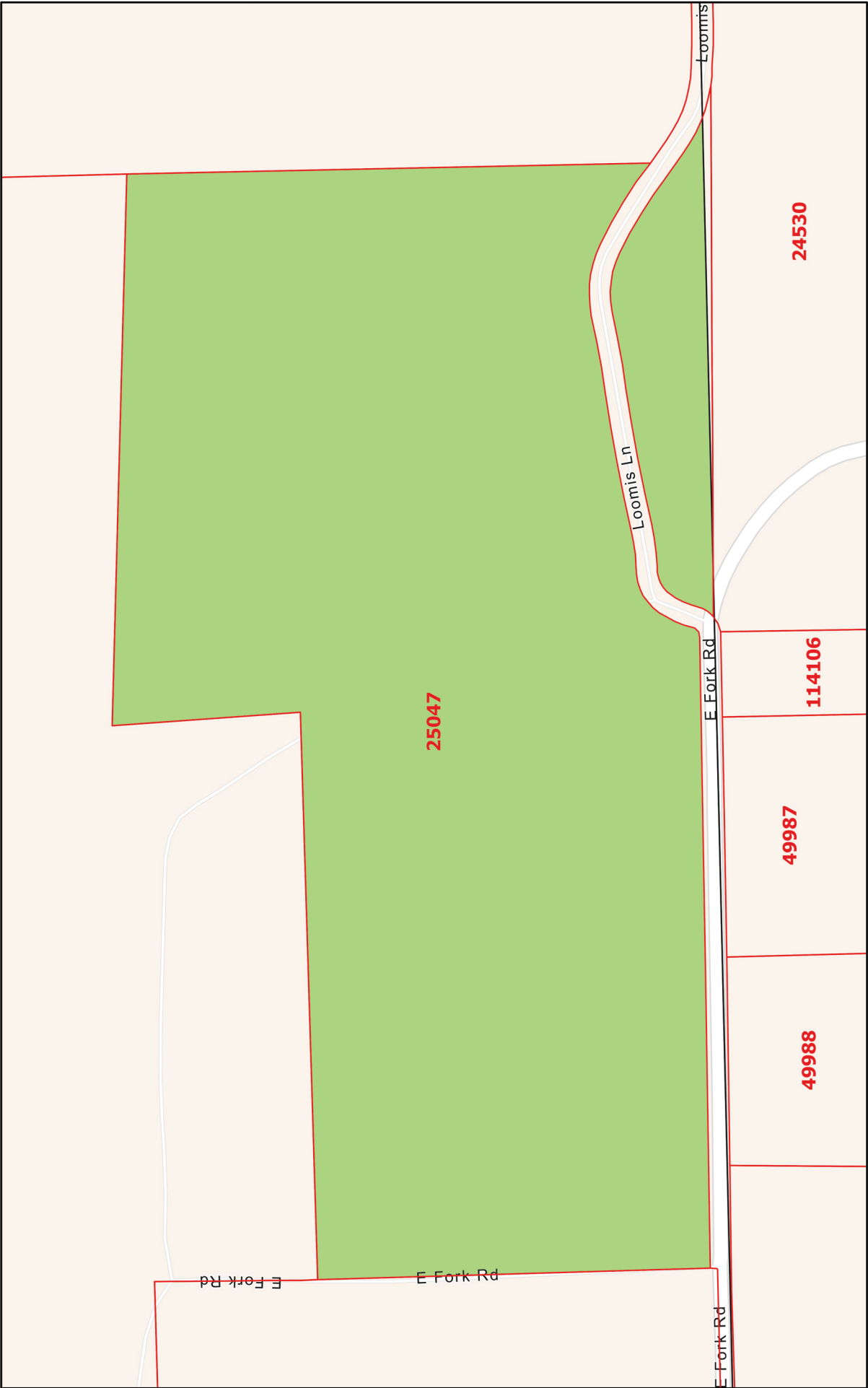
Biology, differences and similarities
 shows human are "cold" based on the
 Texas State Mental Coordination System -
 South Central Zone - MD 8.3 (2012).
 Chromosomes = 46/24/20
 Combining Factor = 0.99564132
 MD 8: Subject lived in
 suboptimal conditions (MD 8)
 F.E.D. (F.E.D.)
 American State Law No.
 4817800-0000 dated October 17,
 2008.

[illegible]

S:\Kerwin\1193\24-0045\mrg\24-004503
BFCO Job No. 24-0045

July 2004 673

Fayette CAD Web Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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.



Small Pond



Wetjen Ln facing
west - subject
property southern
boundary is on
the right



Large Pond



Interior Road
driving from
north to south



Fiber Optics Sign on Wetjen Lane



The information contained herein has been gathered from sources deemed reliable; however, listing broker Gail Rawlings cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor to be qualified to participate in real estate commission upon closing of the sale. If this condition is not met, fee participation will be at sole discretion of listing broker Gail Rawlings.

Listing broker Gail Rawlings reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Listing broker also reserves the right to refuse to show a property to a potential buyer for any reason at Gail Rawlings' sole and absolute discretion.

Gail Rawlings, Broker
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