



1070 MUEHR ROAD, WEIMAR, TEXAS, 78962
FAYETTE COUNTY

98± ACRES | \$1,550,000



COLDWELL BANKER
D'ANN HARPER, REALTORS®
LAND & RANCH



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

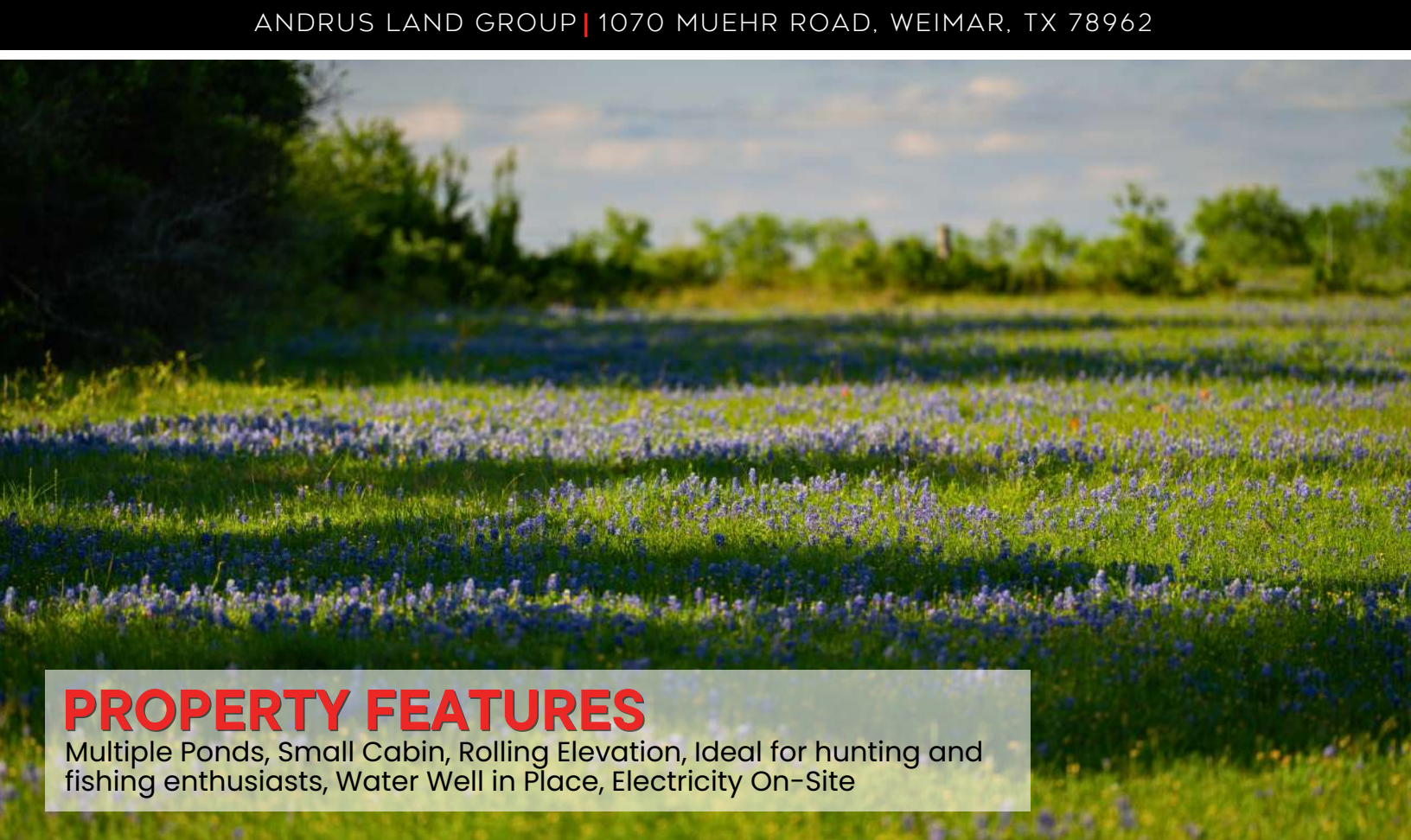


PROPERTY DESCRIPTION.

Discover your dream ranch retreat situated 90 mins from Houston, Austin, and San Antonio! This pristine +-98 acre property offers lush pastures, mature trees, picturesque ponds, and abundant wildlife. Ideal for ranching, hunting, or peaceful country living you will never get tired of the views. Enjoy tranquil sunsets over fields of Texas bluebonnets, Live Oaks, and gentle rolling terrain. A small camp house offers comfortable accommodations while a wet weather creek bottom holds wildlife for hunting or enjoying from the camp porch. Perimeter fencing, extensive road frontage, and low agricultural taxes add to the appeal. Easy access to I-10 ensures city convenience without sacrificing rural tranquility. There are several ideal homesite locations for those looking to build their custom home. Don't miss this rare opportunity to own one of the most scenic and versatile properties in Fayette County.

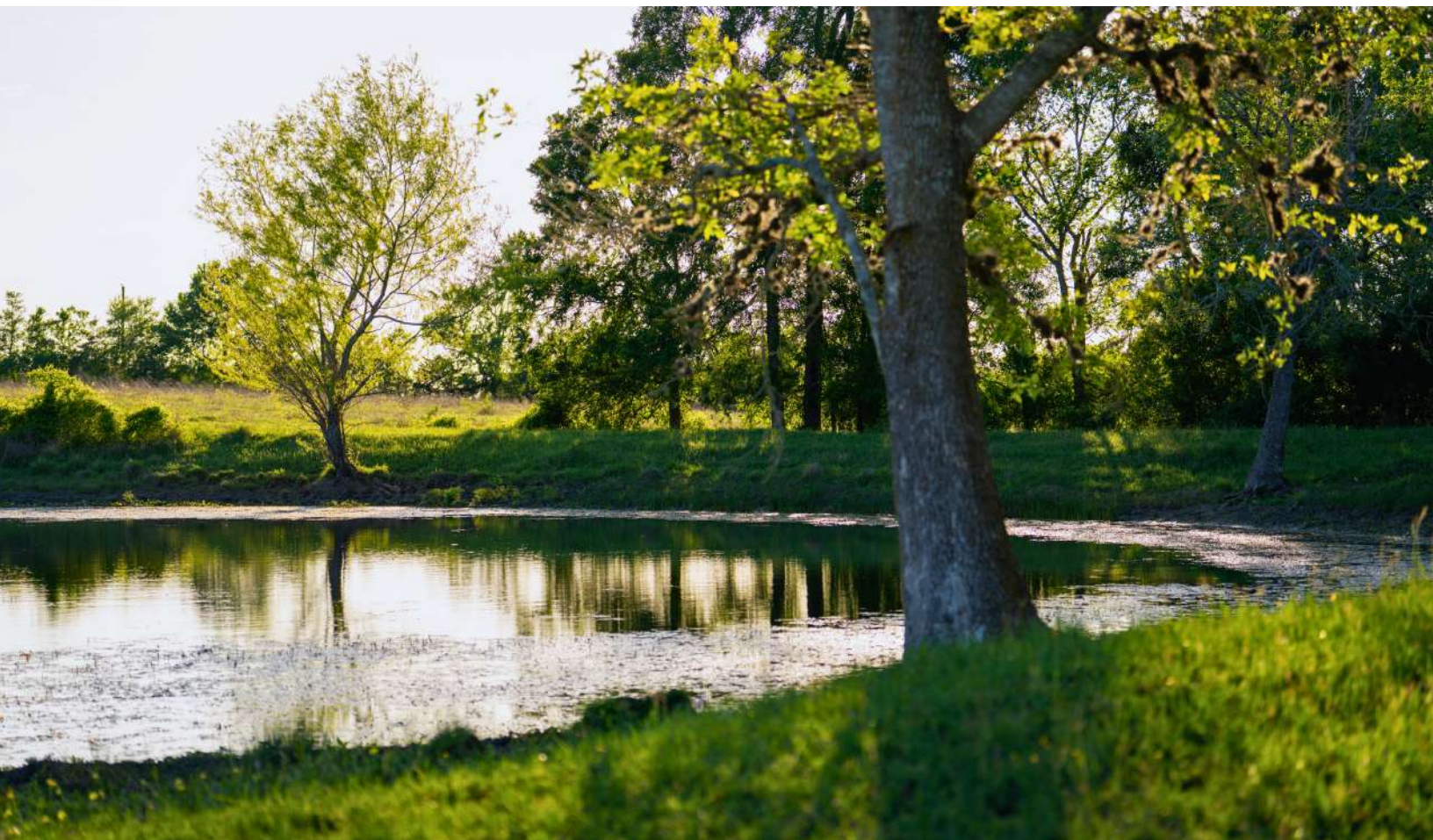


THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



PROPERTY FEATURES

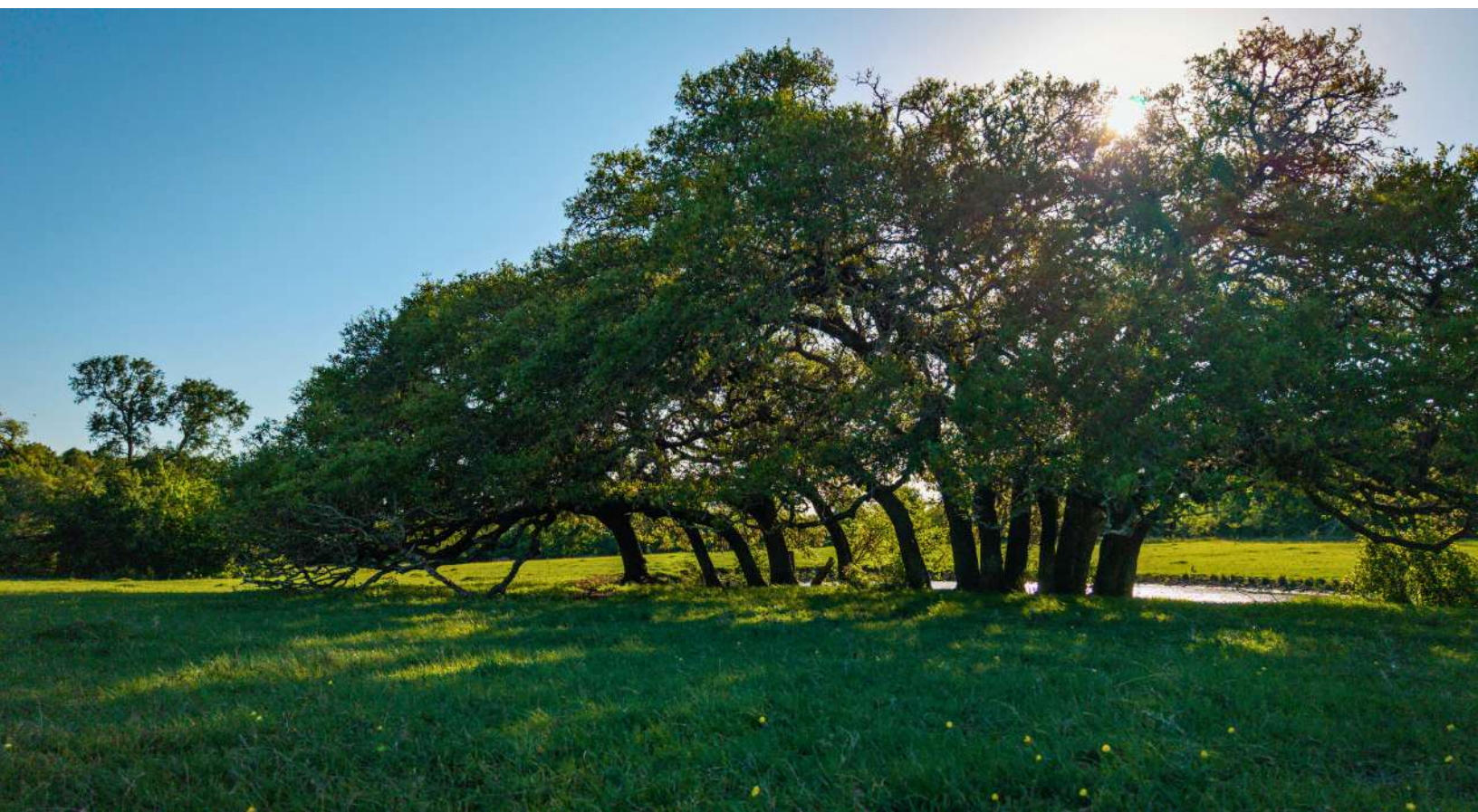
Multiple Ponds, Small Cabin, Rolling Elevation, Ideal for hunting and fishing enthusiasts, Water Well in Place, Electricity On-Site



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



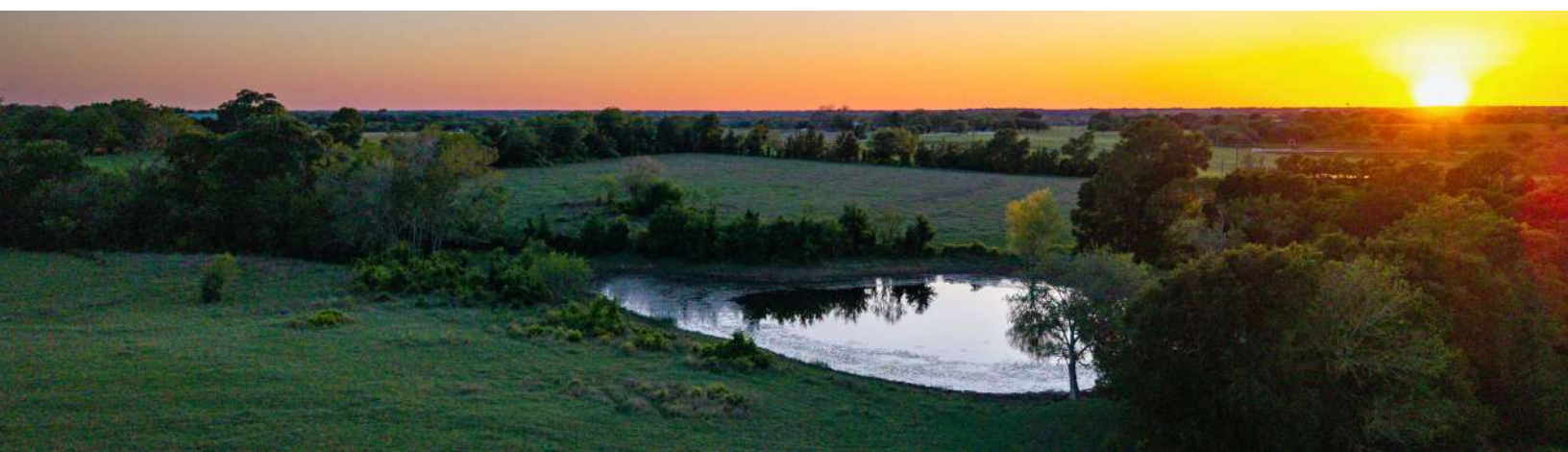
THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

1070 MUEHR ROAD, WEIMAR, TEXAS, 78962

FAYETTE COUNTY





NAVIGATION DIRECTIONS

From I-10 E:

Take Exit 677 (US-90), turn right on US-90 W. Then left on Bird House Hill Rd, left on FM1579, right on Langdon Rd, and left on Muehr Rd. Property is on the left.

From I-10 W:

Take Exit 677 (US-90 W), turn left on US-90 W. Then left on Bird House Hill Rd, left on FM1579, right on Langdon Rd, and left on Muehr Rd. Property is on the left.

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

chad@andruslandgroup.com

832-402-9211

www.andruslandgroup.com



ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM ANDRUS LAND GROUP AND ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS. NEITHER ANDRUS LAND GROUP, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, OR AFFILIATES MAKES ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO ACCURACY OR COMPLETENESS OF THE MATERIALS OR INFORMATION PROVIDED, DERIVED, OR RECEIVED. MATERIALS AND INFORMATION FROM ANY SOURCE, WHETHER WRITTEN OR VERBAL, THAT MAY BE FURNISHED FOR REVIEW ARE NOT A SUBSTITUTE FOR A PARTY'S ACTIVE CONDUCT OF ITS OWN DUE DILIGENCE TO DETERMINE THESE AND OTHER MATTERS OF SIGNIFICANCE TO SUCH PARTY. ANDRUS LAND GROUP WILL NOT INVESTIGATE OR VERIFY ANY SUCH MATTERS OR CONDUCT DUE DILIGENCE FOR A PARTY UNLESS OTHERWISE AGREED IN WRITING. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Ranch. financing made simple



WINNIE OFFICE

NMLS493828 | 409.400.4066 | capitalfarmcredit.com



Anthony Vaughan