

HREC #2052

ACREAGE
APPROX. 5.00 AC.



3979 FELDER ROAD
WASHINGTON COUNTY, TEXAS



Note:

The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have 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 property boundaries.



This perfect country retreat is ± 5.0 unrestricted acres offering a beautiful country atmosphere. Located less than 20 minutes from Brenham, you'll have the convenience of nearby amenities while immersing yourself in nature and enjoying the privacy and seclusion that this heavily wooded tract provides. This property provides the ideal setting for outdoor enthusiasts and nature lovers. With ample space to build, the property presents an incredible opportunity to create your dream weekend getaway or your permanent residence. Whether you envision a cozy cabin tucked away in the woods or a country style architectural masterpiece, the possibilities are endless. Escape the hustle and bustle of city life and embrace the tranquility that this land offers. Wake up to the soothing sounds of birds chirping and the gentle rustle of leaves in the wind. Don't miss out on the chance to own your own piece of paradise. 16.5 miles from Brenham, 39 miles from College Station, and 70 miles from Houston.

ASKING PRICE: \$315,000



3979 FELDER RD.
WASHINGTON, TEXAS 77880

★ WASHINGTON COUNTY

★ BRENHAM ISD

★ ACREAGE: ± 5.00 AC.

★ EST. TAXES: \$1,900 (PER WCAD)

★ RESTRICTIONS: NO

★ EASEMENTS: AS OF RECORD

★ ROAD FRONTAGE: PAVED,
COUNTY MAINTAINED

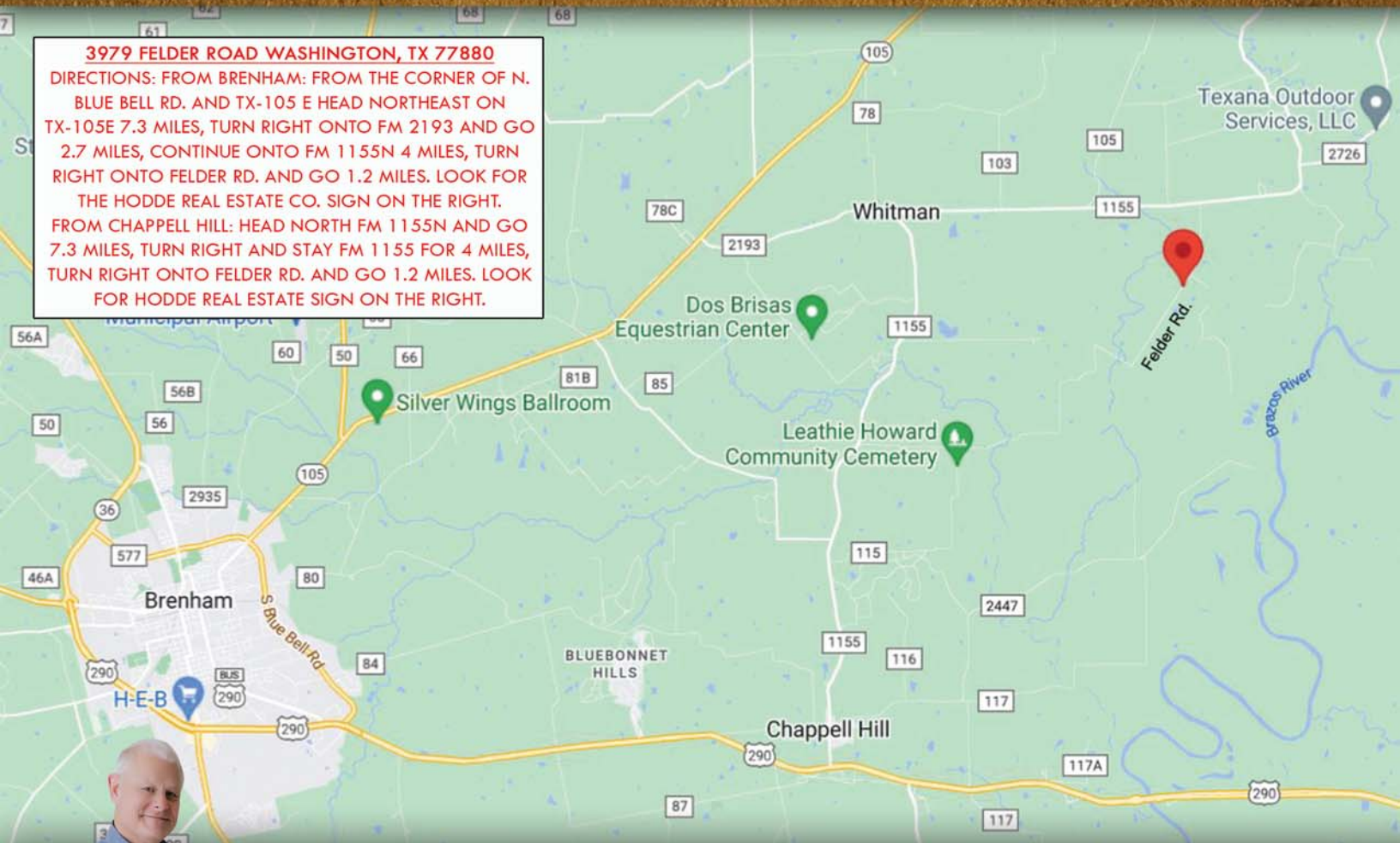
★ UTILITIES: BLUEBONNET ELECTRIC
UTILITY POLE AT ROAD

The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

3979 FELDER ROAD WASHINGTON, TX 77880

DIRECTIONS: FROM BRENHAM: FROM THE CORNER OF N. BLUE BELL RD. AND TX-105 E HEAD NORTHEAST ON TX-105E 7.3 MILES, TURN RIGHT ONTO FM 2193 AND GO 2.7 MILES, CONTINUE ONTO FM 1155N 4 MILES, TURN RIGHT ONTO FELDER RD. AND GO 1.2 MILES. LOOK FOR THE HODDE REAL ESTATE CO. SIGN ON THE RIGHT.

FROM CHAPPELL HILL: HEAD NORTH FM 1155N AND GO 7.3 MILES, TURN RIGHT AND STAY FM 1155 FOR 4 MILES, TURN RIGHT ONTO FELDER RD. AND GO 1.2 MILES. LOOK FOR HODDE REAL ESTATE SIGN ON THE RIGHT.



HODDE

REAL ESTATE CO.

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