

112 West Main St.  
Brenham, TX 77833  
979-836-8532

203 N. Live Oak St.  
Round Top, TX 78954  
979-378-8778



REAL ESTATE CO.

HREC #2057

ACREAGE  
APPROX. 174.5 AC.

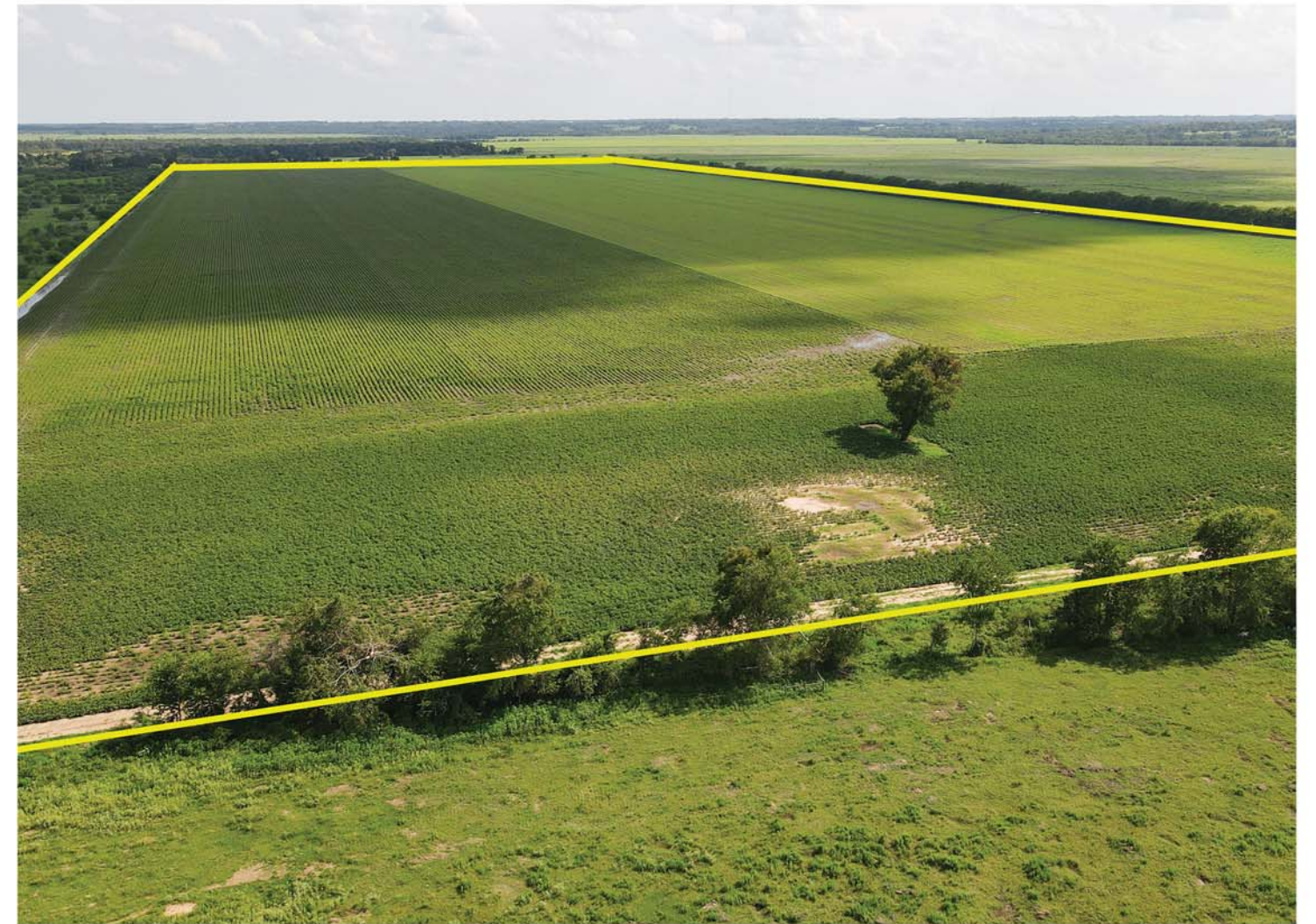


# FELDER ROAD FARM

WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M





**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.

Discover a prime agricultural opportunity nestled near scenic Chappell Hill, TX. This sprawling 174.5-acre farm boasts a rich history of cultivation by the same dedicated family for 60 years. Positioned near the Brazos River, the land lies within the 100-year floodplain, ensuring fertile soils ideal for diverse crops such as cotton, sorghum, and maize. Complete with essential infrastructure including a water well and electricity. This property offers the perfect chance for your agricultural aspirations. The property is 6.6 miles from Chappell Hill and 62 miles from Houston. An additional 122.31 acres is available at the end of FM 2447.

**ASKING PRICE: \$1,399,000**



**FELDER ROAD  
WASHINGTON-CHAPPELL HILL, TX**

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ APPROX. 174.5 AC.
- ★ EST. TAXES: \$332 (PER WCAD WITH EXEMPTIONS)

- ★ MINERALS: NONE WILL CONVEY
- ★ RESTRICTIONS: NONE
- ★ EASEMENTS: AS OF RECORD
- ★ WATER WELL

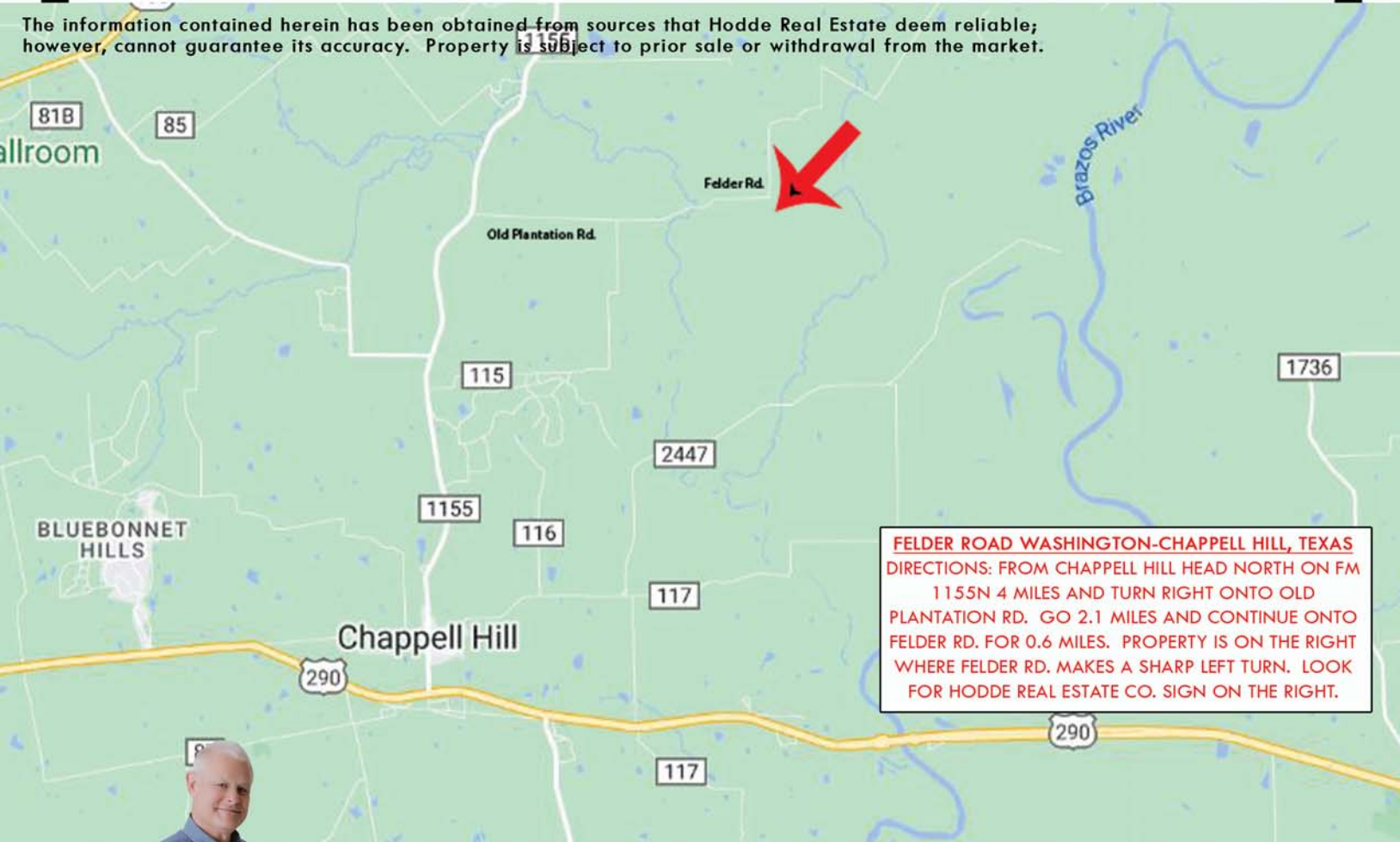
- ★ GRAVEL, COUNTY MAINTAINED ROAD FRONTAGE
- ★ ELECTRICITY ON PROPERTY
- ★ ENTIRE PROPERTY IS IN THE 100 YEARS FLOODPLAIN







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.



**FELDER ROAD WASHINGTON-CHAPPELL HILL, TEXAS**  
DIRECTIONS: FROM CHAPPELL HILL HEAD NORTH ON FM 1155N 4 MILES AND TURN RIGHT ONTO OLD PLANTATION RD. GO 2.1 MILES AND CONTINUE ONTO FELDER RD. FOR 0.6 MILES. PROPERTY IS ON THE RIGHT WHERE FELDER RD. MAKES A SHARP LEFT TURN. LOOK FOR HODDE REAL ESTATE CO. SIGN ON THE RIGHT.



**HODDE**

REAL ESTATE CO.

**JIM RIPPLE**  
979-451-2882

