

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 #2058

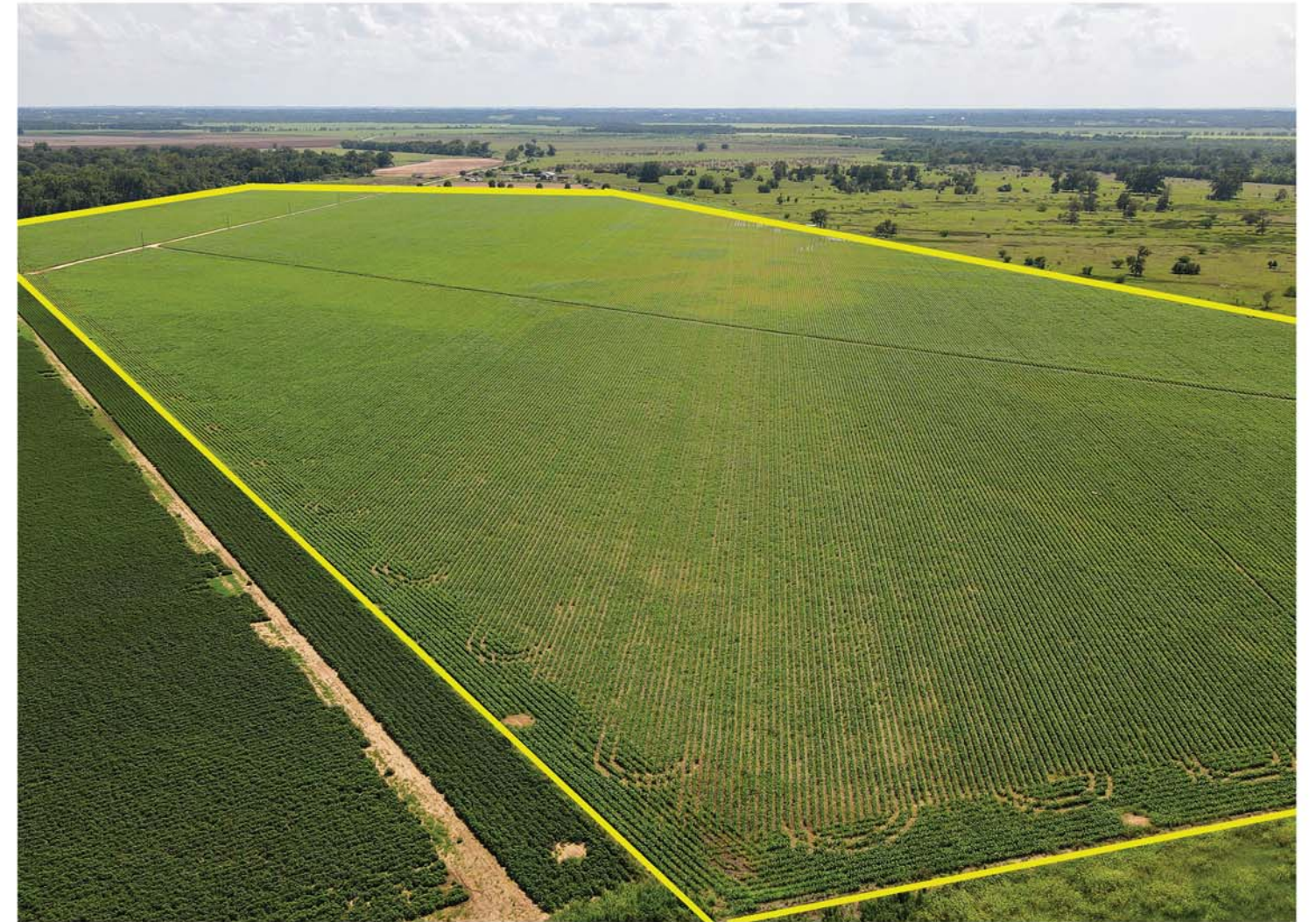
ACREAGE
APPROX. 122.31 AC.



FM 2447 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 lying near scenic Chappell Hill, TX. This extensive 122.31-acre farm features 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. Electricity is available on the property. This property offers the perfect opportunity for your agricultural aspirations. The property is 7 miles from Chappell Hill and 60 miles from Houston. An additional 174.5 acres is available on Felder Rd.

ASKING PRICE: \$1,020,000



FM 2447
WASHINGTON-CHAPPELL HILL, TX

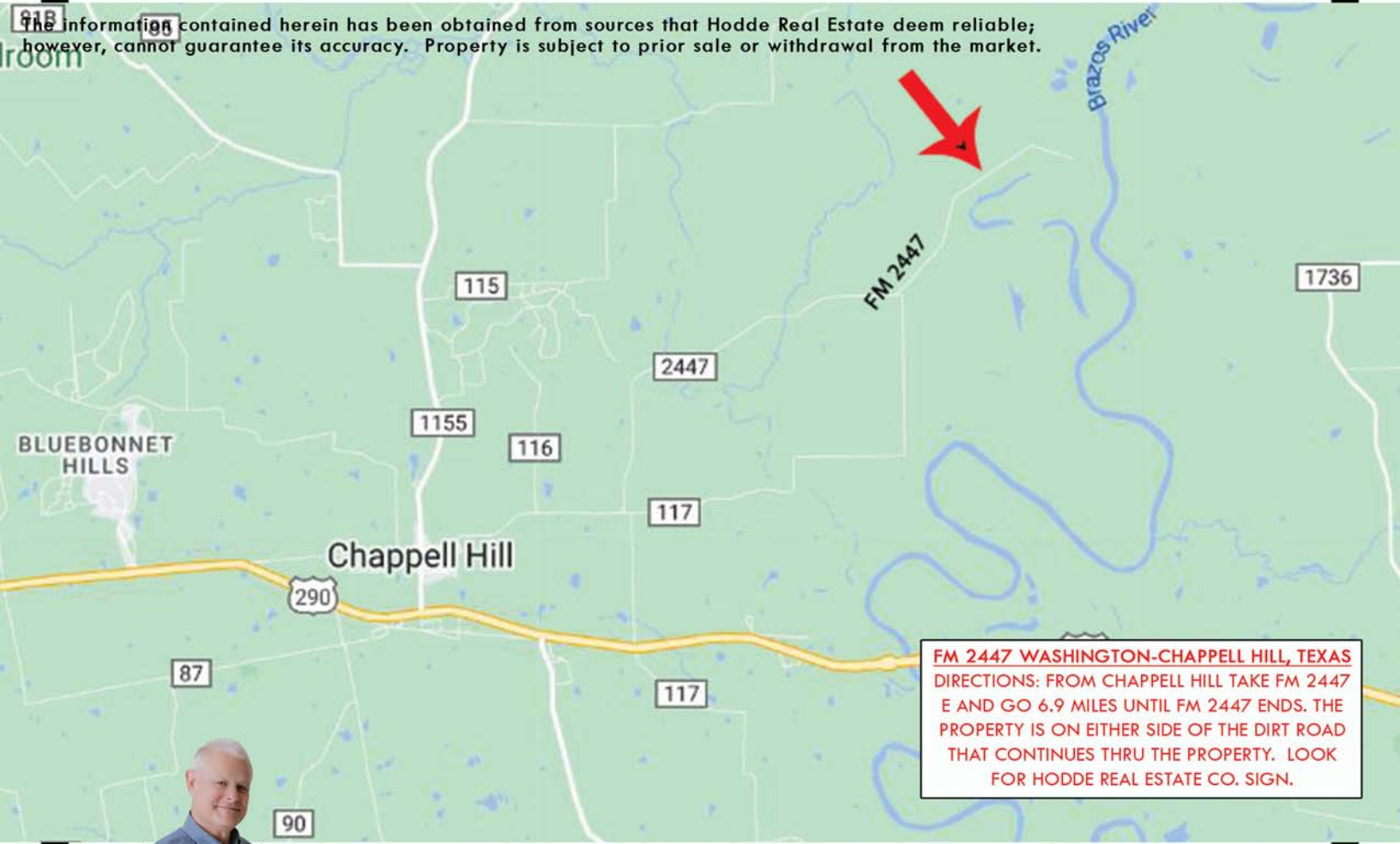
- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ APPROX. 122.31 AC.
- ★ EST. TAXES: \$233 (PER WCAD WITH EXEMPTIONS)

- ★ MINERALS: NONE WILL CONVEY
- ★ RESTRICTIONS: NONE
- ★ EASEMENTS: AS OF RECORD
- ★ ELECTRICITY ON PROPERTY

- ★ STATE MAINTAINED FM 2447 ENDS JUST PRIOR TO ENTERING THE 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.



HODDE

REAL ESTATE CO.

JIM RIPPLE
979-451-2882

