

BRENHAM  
979-836-8532

BELLVILLE  
979-274-8484

ROUND TOP  
979-378-8778

**H**ODDE



REAL ESTATE CO.

HREC #4260

ACREAGE  
APPROX. 45.714 AC  
or APPROX. 11.0 AC.



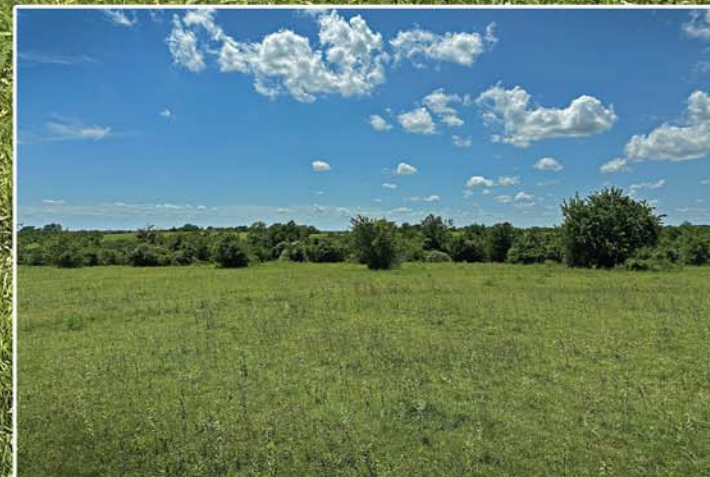
**HEINECKE ROAD**  
WASHINGTON COUNTY, TEXAS

H O D D E R E . C O M

# HEINECKE ROAD

Beautiful property featuring ±45.7 acres of rolling terrain and distant countryside views. Amazing home site offering a peaceful setting and great location. This property truly has it all with mature trees and wooded areas, picturesque views, pond, seasonal creek and abundant wildlife. County road frontage on two sides, lightly restricted and ag-exemption in place. Situated just 7 miles to the Washington on the Brazos State Historic Site and conveniently located just 35 miles to College Station.

Asking Price: \$1,750,000 **REDUCED: \$1,650,000**  
Also offered as ±11.0 acre tract - ~~\$459,000~~ **\$389,000**











 **ASKING PRICE: \$1,650,000**

 **HEINECKE ROAD**  
**WASHINGTON, TX 77880**

 **WASHINGTON COUNTY**  
 **BREHAM ISD**  
 **APPROX. 45.714 ACRES**  
(OR ±11.0 ACRES)

 **EST. TAXES: \$32.60** (PER WCAD WITH AG)  
 **MINERALS: AS OF RECORD**  
 **RESTRICTIONS: YES**

 **COUNTY ROAD FRONTAGE ON 2 SIDES**  
 **SEASONAL CREEK**  
 **POND**

# AERIAL LAYOUT

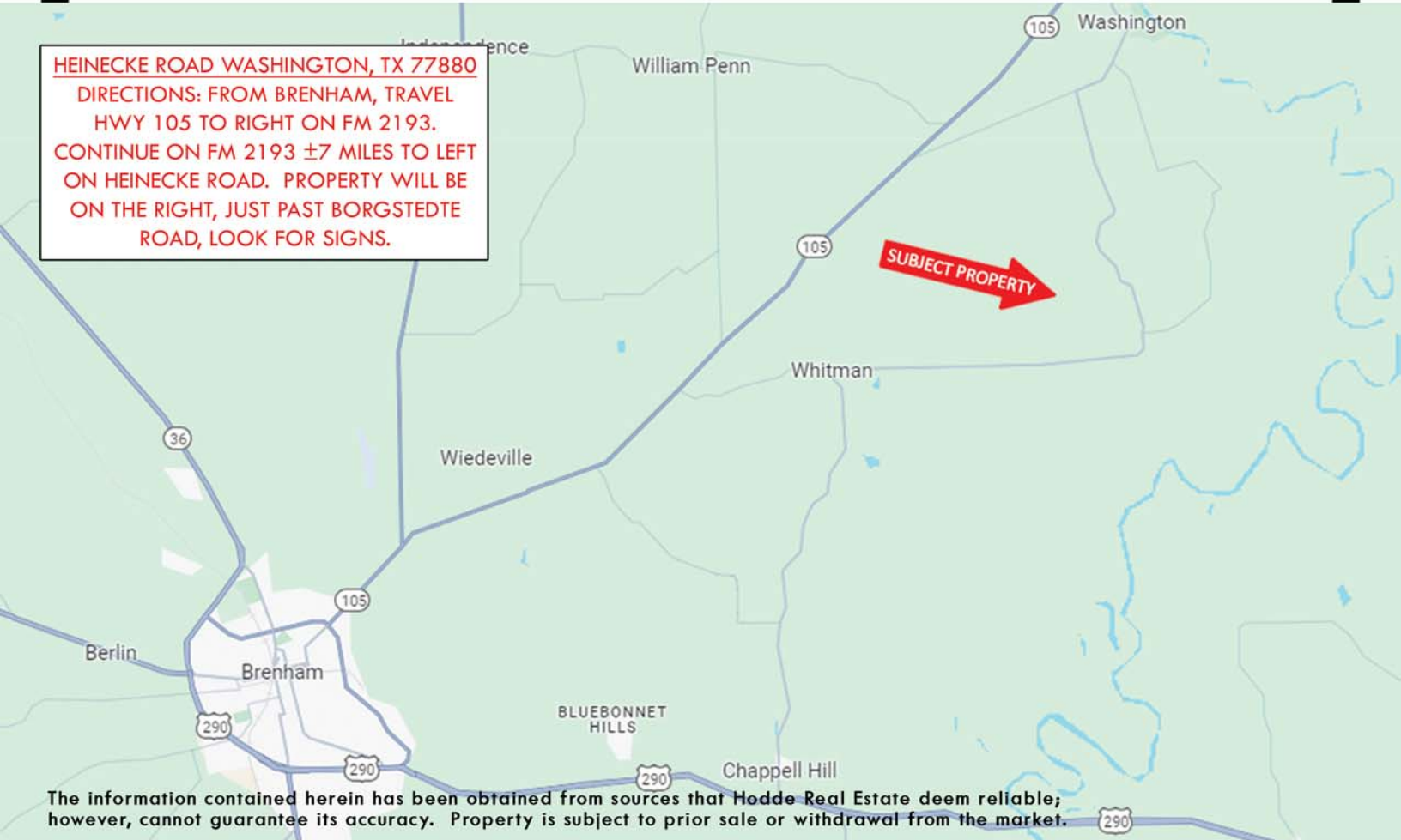
Note:  
The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only.  
Acreage and measurements are subject to change. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





**HEINECKE ROAD WASHINGTON, TX 77880**

**DIRECTIONS: FROM BRENHAM, TRAVEL  
HWY 105 TO RIGHT ON FM 2193.  
CONTINUE ON FM 2193 ±7 MILES TO LEFT  
ON HEINECKE ROAD. PROPERTY WILL BE  
ON THE RIGHT, JUST PAST BORGSTEDTE  
ROAD, LOOK FOR SIGNS.**



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.

Tiffany Abrams

979-251-4036

