

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

ROUND TOP
979-378-8778



REAL ESTATE CO.

HREC #24-010

ACREAGE
APPROX. 13.94 AC.



TIMBER WOOD

BELLVILLE | AUSTIN COUNTY, TEXAS

H O D D E R E . C O M



Discover an extraordinary opportunity to own 13.9 pristine acres where luxury, privacy and natural beauty come together. Tucked atop a wooded hill, this exceptional homesite offers the perfect setting to create a custom estate surrounded by mature trees and beautiful countryside to create your own private sanctuary. AG-Exempt and features sandy soil, paved road frontage with a potential location for a picturesque pond creating the ideal canvas for a one-of-a-kind retreat. Perfectly positioned 4 miles from Downtown Bellville and 10 minutes from Brenham for convenient access to shopping, dining and everyday amenities. For those seeking even greater possibilities there may be additional acreage available offering expanded flexibility and investment potential. Property is lightly Deed Restricted.

ASKING PRICE: \$995,000



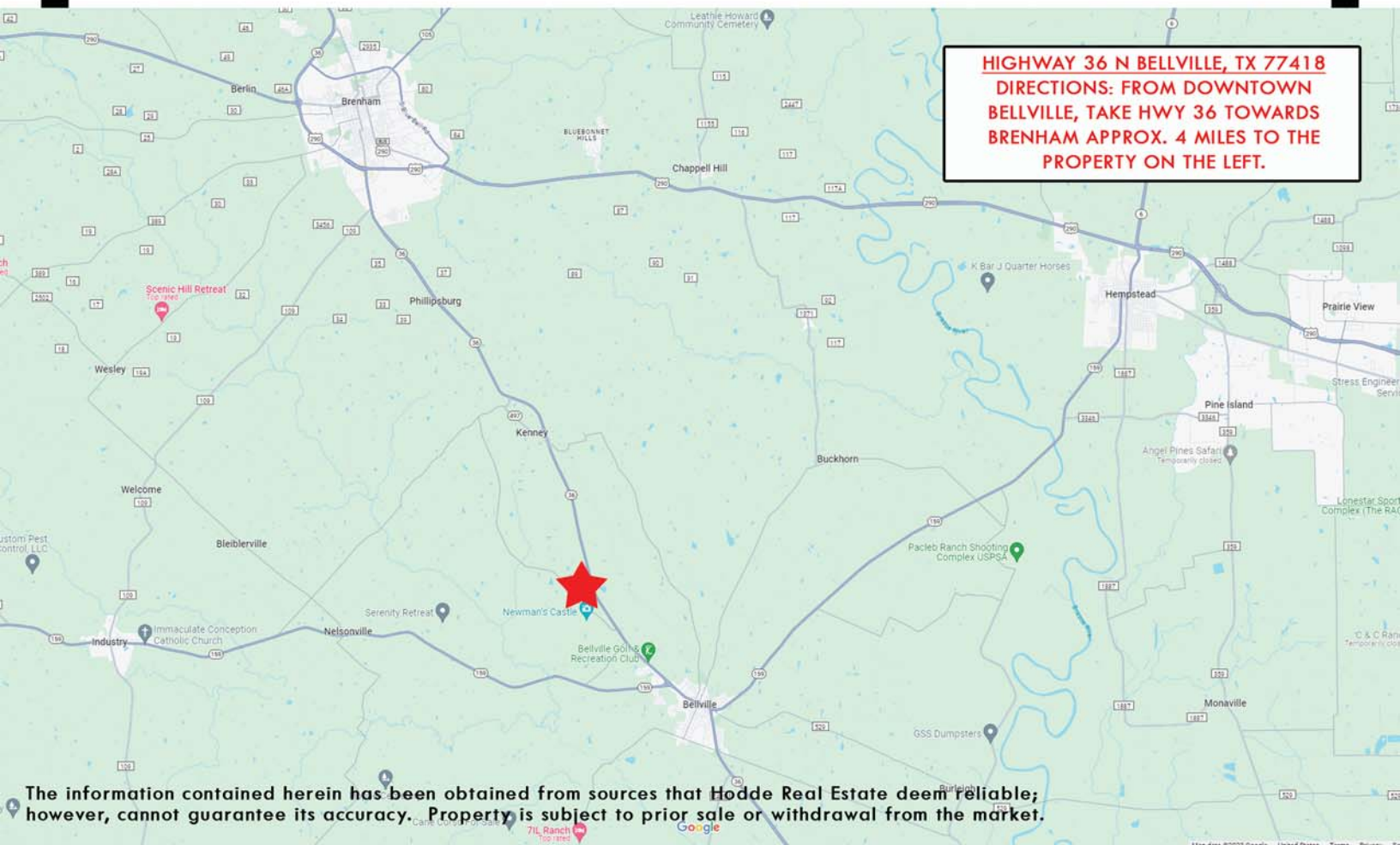
HIGHWAY 36 N.
BELLVILLE, TEXAS 77418

- ★ AUSTIN COUNTY
- ★ BELLVILLE ISD
- ★ APPROX. 13.94 AC.
- ★ EST. TAXES: TBD

- ★ MINERALS: NONE TO CONVEY
- ★ RESTRICTIONS: YES
- ★ EASEMENTS: AS OF RECORD
- ★ WELL & SEPTIC REQUIRED

- ★ PAVED, STATE MAINTAINED ROAD FRONTAGE
- ★ ELECTRIC NEARBY





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.

Karen Mason
979.676.3112