

BRENHAM  
979-836-8532

BELLVILLE  
979-274-8484

ROUND TOP  
979-378-8778



REAL ESTATE CO.

HREC #2073

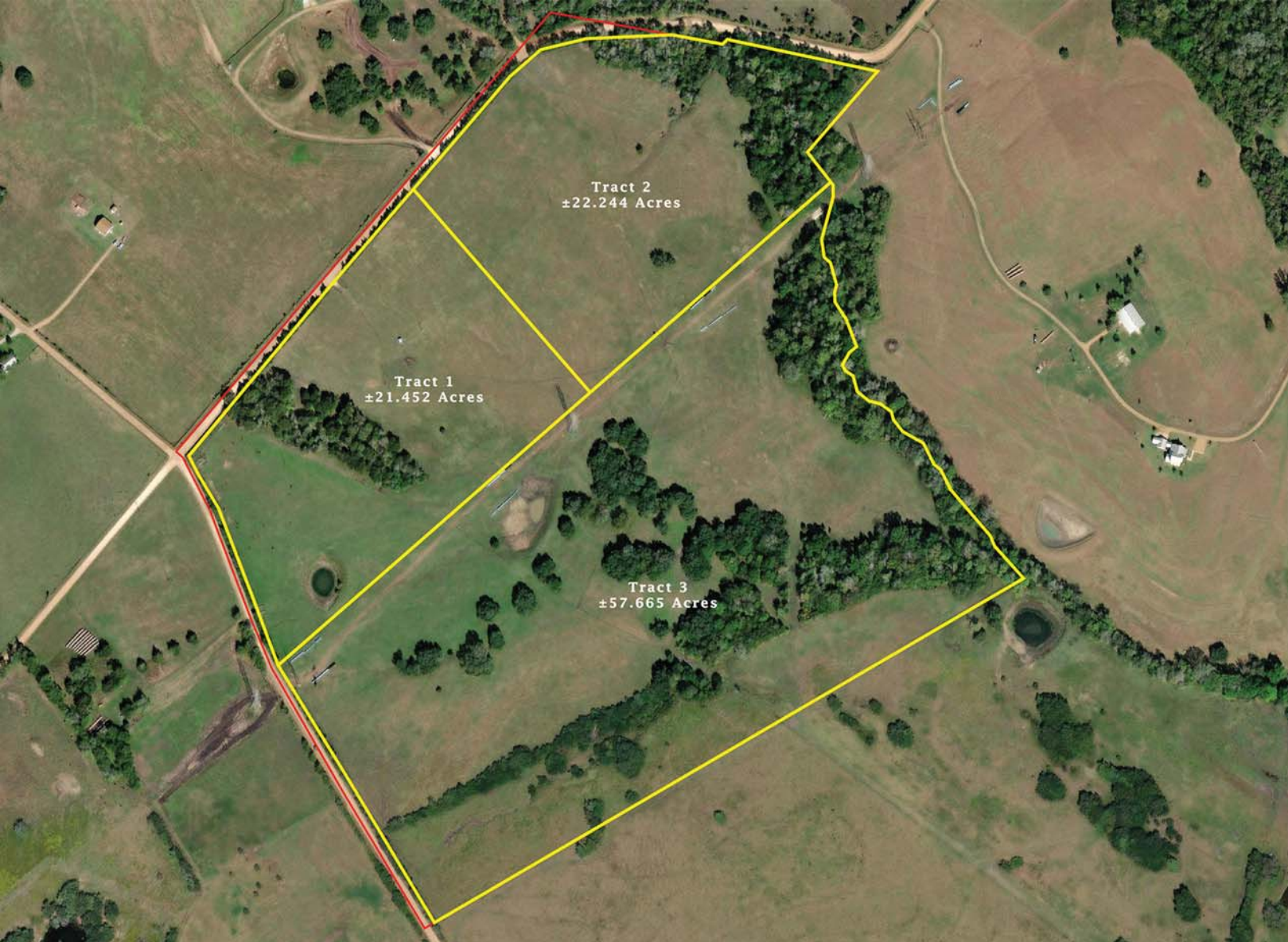
ACREAGE  
APPROX. 104.112 AC.



12144 ZETTER ROAD

BRENHAM | AUSTIN COUNTY, TEXAS

H O D D E R E . C O M



This is a great opportunity to own beautiful rolling acreage in a desirable country setting. The property is being offered as a whole or as three proposed tracts out of  $\pm 104.122$  acres. Located at the corner of Shelby Rd. and Zetter Rd., the property features improved pasture, gently rolling terrain, and scattered mature oak trees, creating an attractive setting for a country homesite, weekend retreat, recreational property, or agricultural use. Situated approximately 15.4 miles from Brenham, 15.2 miles from Round Top, 63 miles from College Station, and 80 miles from Houston. Light restrictions will be put in place to help preserve the character and integrity of the property. An ag exemption is in place. A great opportunity to purchase manageable acreage or the entire property in a scenic part of Austin County. Brenham address and schools.

ASKING PRICE: \$1,824,498

TRACT 1 -  $\pm 21.452$  AC - \$429,040 | TRACT 2 -  $\pm 22.244$  AC - \$444,880 | TRACT 3 -  $\pm 57.665$  AC - \$1,153,300



12144 ZETTER ROAD  
BRENHAM, TX 77833

- ★ AUSTIN COUNTY
- ★ BRENHAM ISD
- ★ APPROX. 104.122 AC.
- ★ EST. TAXES: \$114



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.



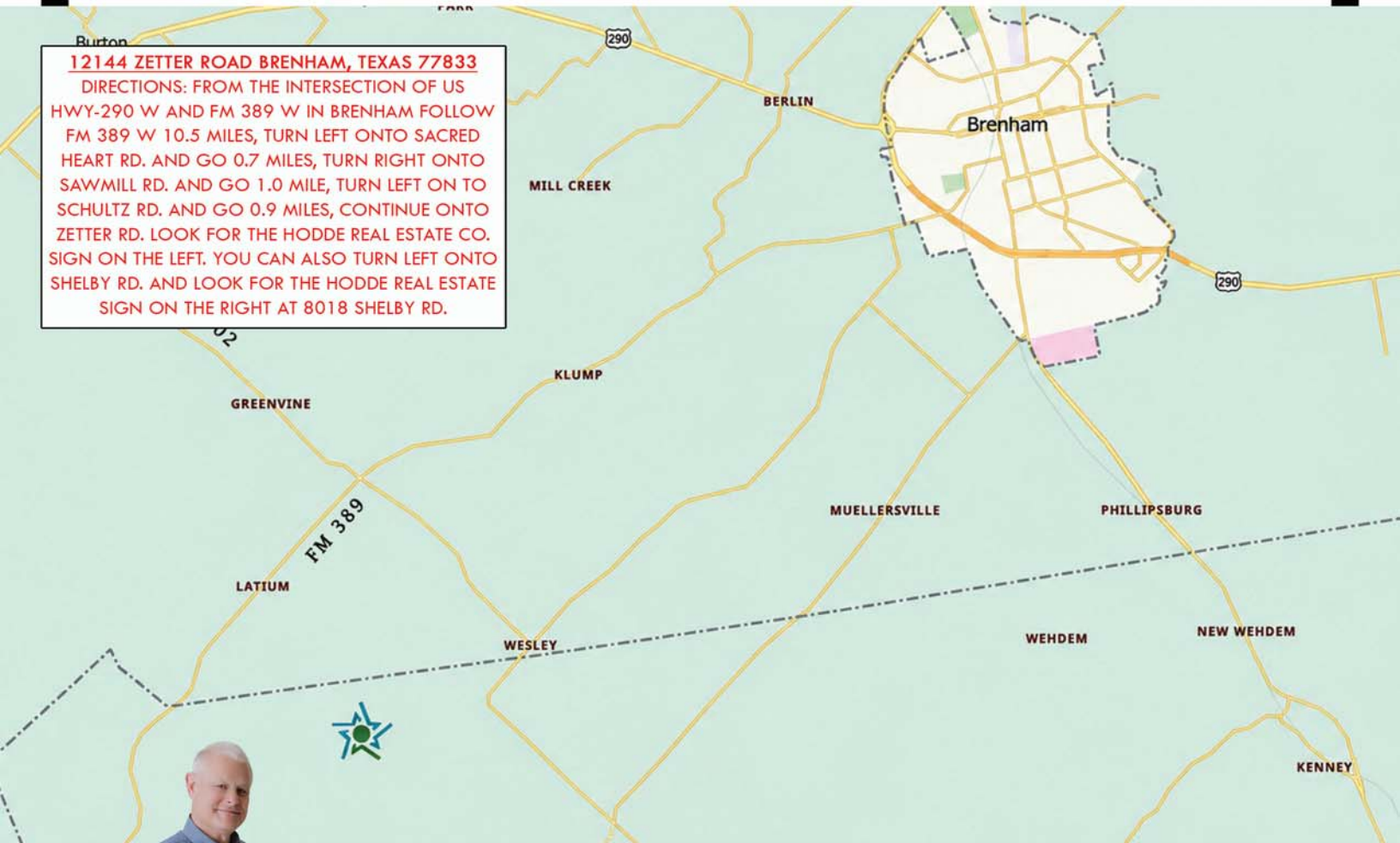
- ★ MINERALS: NONE TO CONVEY
- ★ RESTRICTIONS: YES
- ★ WELL ON TRACT 1, SEPTIC REQUIRED
- ★ WELL/SEPTIC REQUIRED ON TRACTS 2 & 3

- ★ EASEMENTS: AS OF RECORD
- ★ COUNTY MAINTAINED GRAVEL ROAD FRONTAGE



**12144 ZETTER ROAD BRENHAM, TEXAS 77833**

DIRECTIONS: FROM THE INTERSECTION OF US HWY-290 W AND FM 389 W IN BRENHAM FOLLOW FM 389 W 10.5 MILES, TURN LEFT ONTO SACRED HEART RD. AND GO 0.7 MILES, TURN RIGHT ONTO SAWMILL RD. AND GO 1.0 MILE, TURN LEFT ON TO SCHULTZ RD. AND GO 0.9 MILES, CONTINUE ONTO ZETTER RD. LOOK FOR THE HODDE REAL ESTATE CO. SIGN ON THE LEFT. YOU CAN ALSO TURN LEFT ONTO SHELBY RD. AND LOOK FOR THE HODDE REAL ESTATE SIGN ON THE RIGHT AT 8018 SHELBY RD.



**HODDE**

REAL ESTATE CO.

**JIM RIPPLE**  
**979-451-2882**



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.