

BRENHAM
979-836-8532

BELLVILLE
979-274-8484

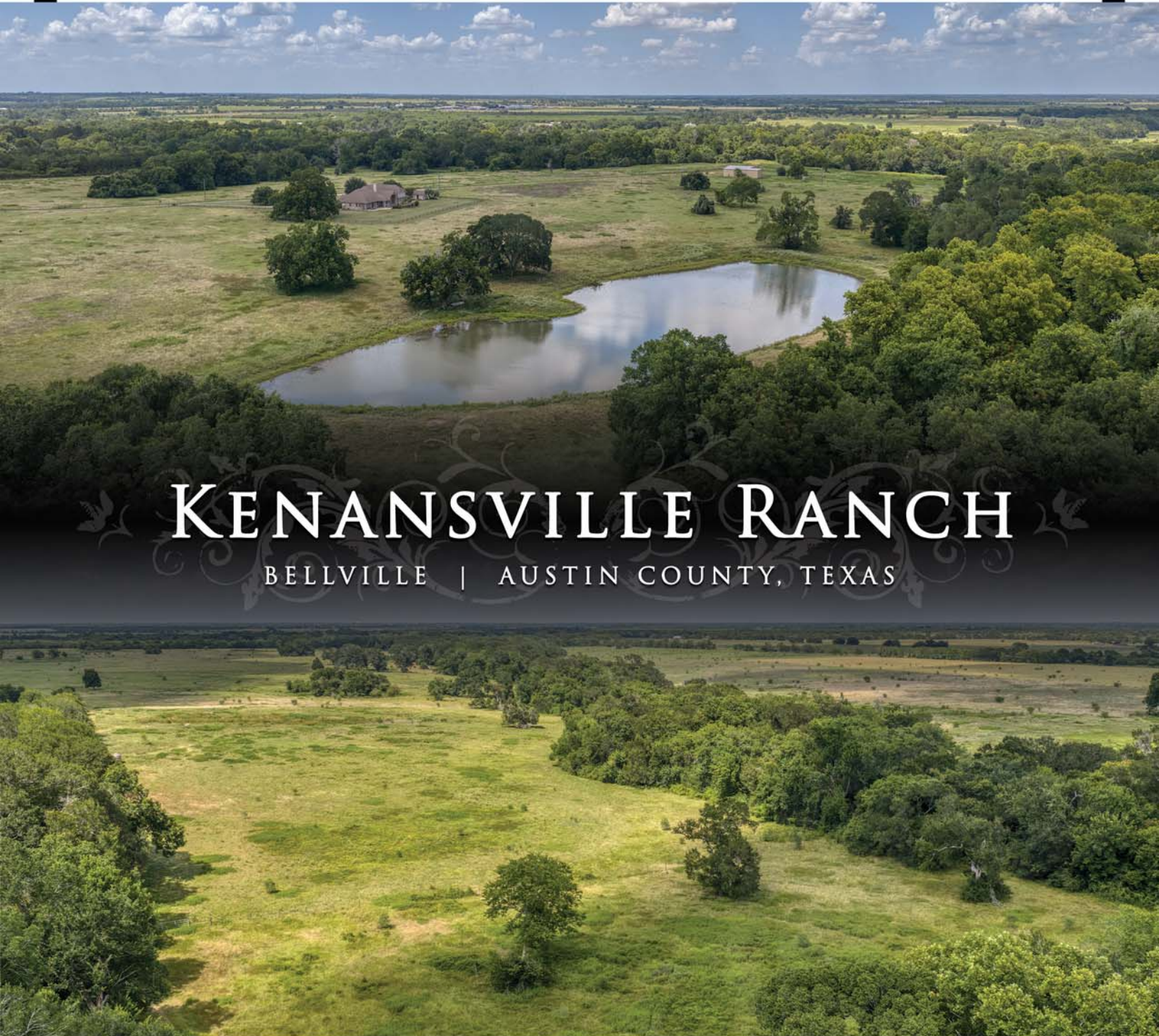
ROUND TOP
979-378-8778



HREC #5460

REAL ESTATE CO.

FARM & RANCH
APPROX. 853.924 AC.



KENANSVILLE RANCH

BELLVILLE | AUSTIN COUNTY, TEXAS

H O D D E R E . C O M

KENANSVILLE RANCH

*R*are opportunity to own 853± acres of versatile Texas ranch land with frontage on both Ueckert Road and Lake Road providing excellent accessibility and flexibility for a working cattle operation, recreational ranch, or private family retreat. The property features open pastures suitable for cattle grazing and hay production, wooded areas and scattered trees that provide shade, privacy, and excellent wildlife habitat. A fork of Ives Creek traverses the property, adding natural beauty and seasonal water flow while enhancing the ranch's overall recreational appeal and three ponds provide additional water resources for livestock and wildlife.

Improvements include a main residence, ranch house, cattle pens, workshop, barn, and supporting ranch improvements. This property represents a unique opportunity to own a large, versatile ranch with both agricultural and recreational appeal.

Asking Price: \$9,995,000





 **ASKING PRICE: \$9,995,000**

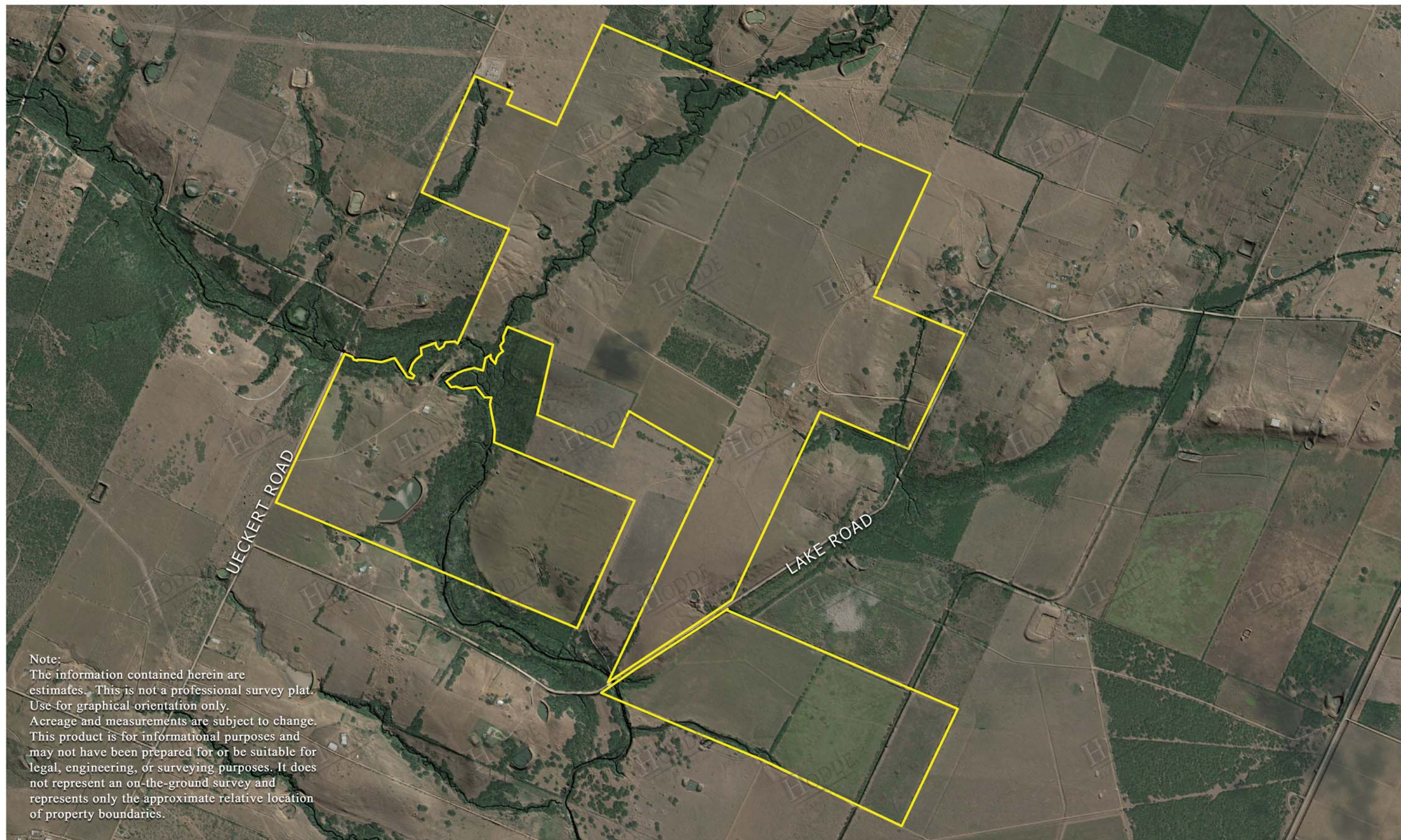
12412 E. UECKERT ROAD
LAKE ROAD
BELLVILLE, TEXAS 77418

• AUSTIN COUNTY
• BELLVILLE ISD
• APPROX. 853.924 ACRES

• EXCLUDED FROM SALE: NONE
• MINERALS: NEGOTIABLE
• RESTRICTIONS: NONE

• EST. TAXES: \$19,267.12 (PER ACAD WITH AG-EXEMPTION)
• GRAVEL, COUNTY ROAD FRONTAGE
• EASEMENTS: AS OF RECORD

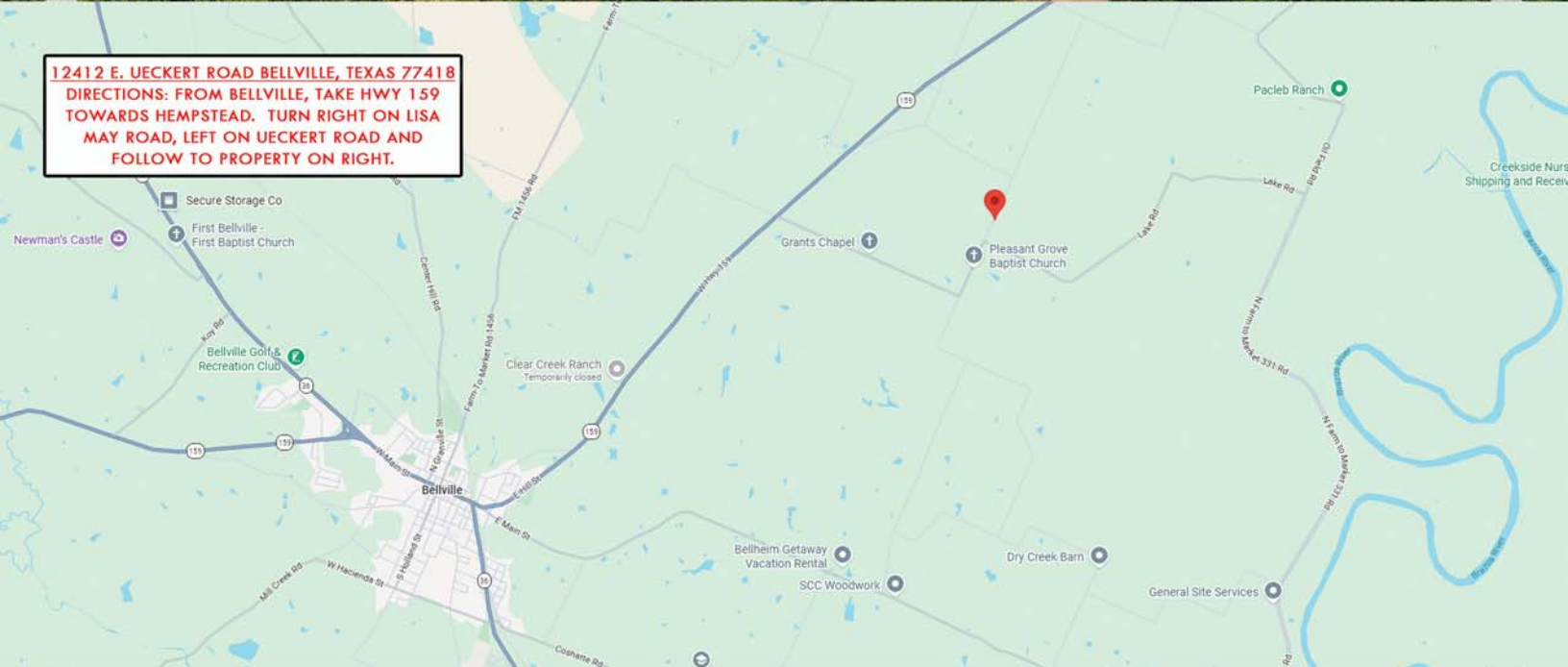
AERIAL LAYOUT



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.



12412 E. UECKERT ROAD BELLVILLE, TEXAS 77418
DIRECTIONS: FROM BELLVILLE, TAKE HWY 159
TOWARDS HEMPSTEAD. TURN RIGHT ON LISA
MAY ROAD, LEFT ON UECKERT ROAD AND
FOLLOW TO PROPERTY ON RIGHT.



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.



RANDY HODDE
979-203-7050

HODDE
 REAL ESTATE CO.