

\$550,000

10.00 acres



Greg Shaw
(713) 823-8999



10200 Tegeler Road, Brenham, 77833

Listed by Shaw Commercial Properties

Located in the New Wehdem area of northern Austin County, west of Highway 36 and due south of Highway 290, Brenham, and all the nearby amenities including HEB, Home Depot, and numerous restaurants. Also, just a short 3 mile drive north of Kenney, TX and live entertainment at the Kenney Store.

Ag Exemption is in place (hay). Property is fenced with trees on perimeter fence line enhancing the property's privacy. The Property features an approximate 1.4 acre pond and approximately 490 F.F. on Tegeler Rd. Electricity is available from the existing electric pole across the street. A secluded tract yet nearby both Brenham and Bellville City amenities. Ideal for one or more homesites with abundant wildlife and beautiful views of the pond and surrounding landscape.

SELLER IS A LICENSED BROKER.

INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE, PRIOR SALE OR WITHDRAWAL WITHOUT PRIOR NOTICE.

Directions:

From Brenham, head south on Highway 36 for approximately 5 1/2 miles, turn right (west) on Dabney Road and proceed for approximately 1/2 mile until reaching the first stop sign. Turn right (north) on Tegeler Road (Old Highway 36) continuing for approximately 1,200 ft. and the Property will be on your right (east side).

ID No.: 148186

County: Austin

School District: Bellville I.S.D.

Listing Type: For Sale

Use: Residential, Farm & Ranch

Building: Land Only

Maint. Fees: N/A

Minerals: None

Utilities:

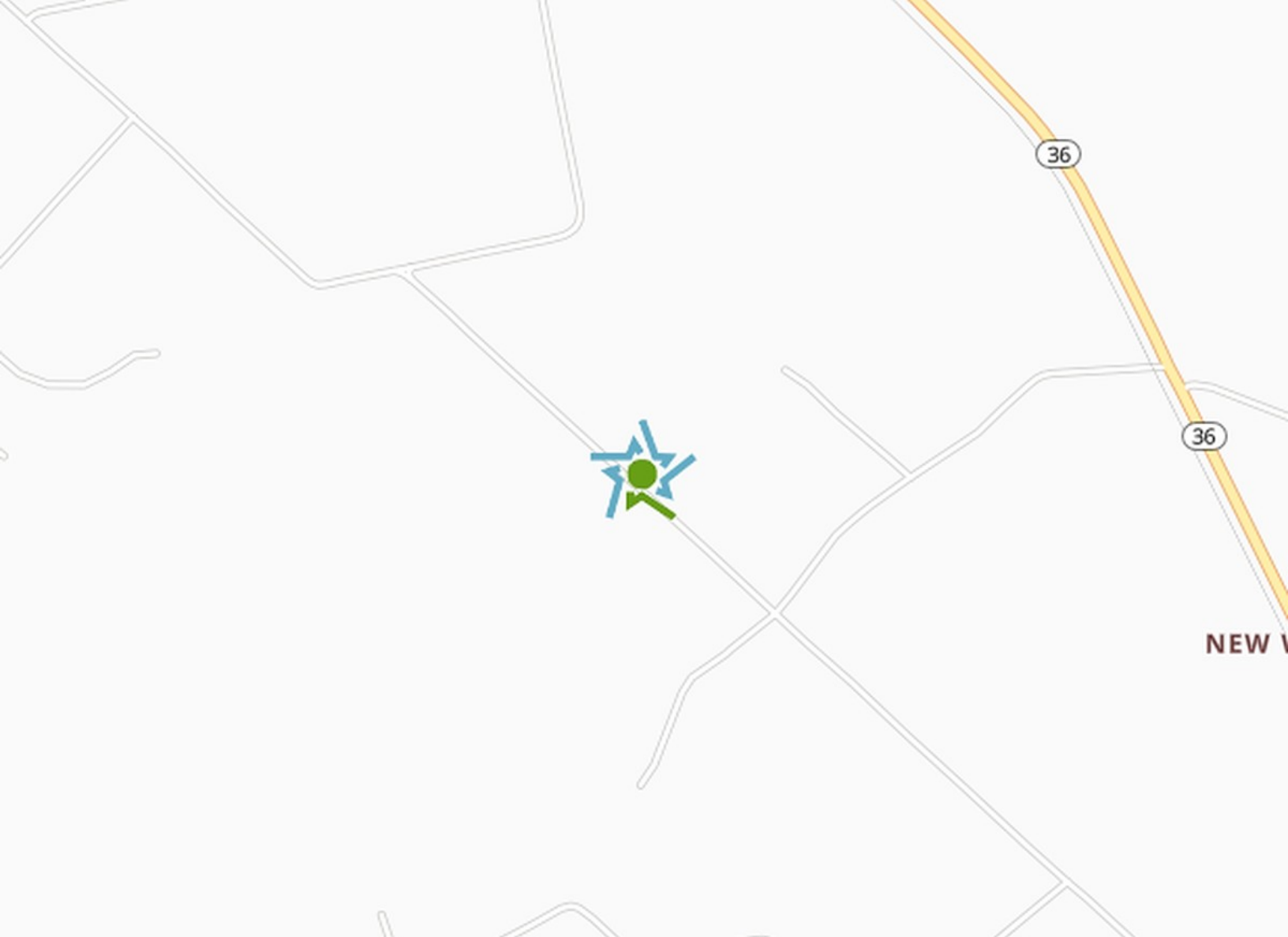
Frontage: Gravel Road, County Road

Improvements:

Water Features: Pond, Seasonal Creek

Terrain: Partially Wooded, Rolling, Sandy Soil, Improved Pasture

Land Use: Agricultural Lease



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Tax Id No.: 3945

Taxes: N/A (This property qualifies for an ag exemption.)

Subdivision: N/A

Legal Description: +/-10 acres out of John P. Stevens Survey, Abstract 292, Austin County, Texas.

Financing: Cash





