



**ADDRESS**  
1611 KOY ROAD | BELLVILLE, TX

**PRICE**  
**\$1,600,000**



## FEATURES

- 3 Bed | 2 Bath | 3,094 SQFT
- +/- 7 Acres
- Unique Property Located 5 Minutes from Bellville & 20 Minutes from Brenham
- Unrestricted Land
- Custom-Built Ranch-Style Home
- Concrete Driveway Entrance Leading to a +/- 11,000 SqFt Custom Metal Shop on Slab
- 1,500 SqFt Secondary Living Quarters with 3 Bedrooms/Offices, Full Bath, Living Area & Full Kitchen
- Shop Includes 7 Bays, a Parts Room, and an Additional Office Space
- Insulated Tack Room, 4 Horse Stalls, and Roping Area with Return Alley & Chute
- 3 Loafing Sheds & Pasture Turnout
- Perimeter Fencing & No Floodplain



## CONTACT

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