



"On the Square"
 10 North Holland St
 Bellville, Texas 77418
 Phone: (979) 865-3558
 Fax: (979) 865-8143
 Email: monkre@att.net
 www.monkrealestate.com

75.36 Acres ~ Bellville, Texas



PRICE REDUCED

Bring all offers!!

Approximately 1,300 feet of Mill Creek frontage on this bottom land tract featuring great hunting & fishing for the recreational enthusiast. Game includes plentiful whitetail deer (property receives 3 annual doe tags from TPWD), hogs, ducks, catfish, bass, gar, sunfish and varmints (bobcats, coyotes, raccoons). One of the best spots to hunt wood ducks in Austin County. Would be easy to dig out a duck pond. Approximately 18 acres of woods with the remaining acreage in highly productive hay pasture.

Both North and South borders are creeks and property is entirely in a flood plain. Low taxes—property is Ag Exempt.

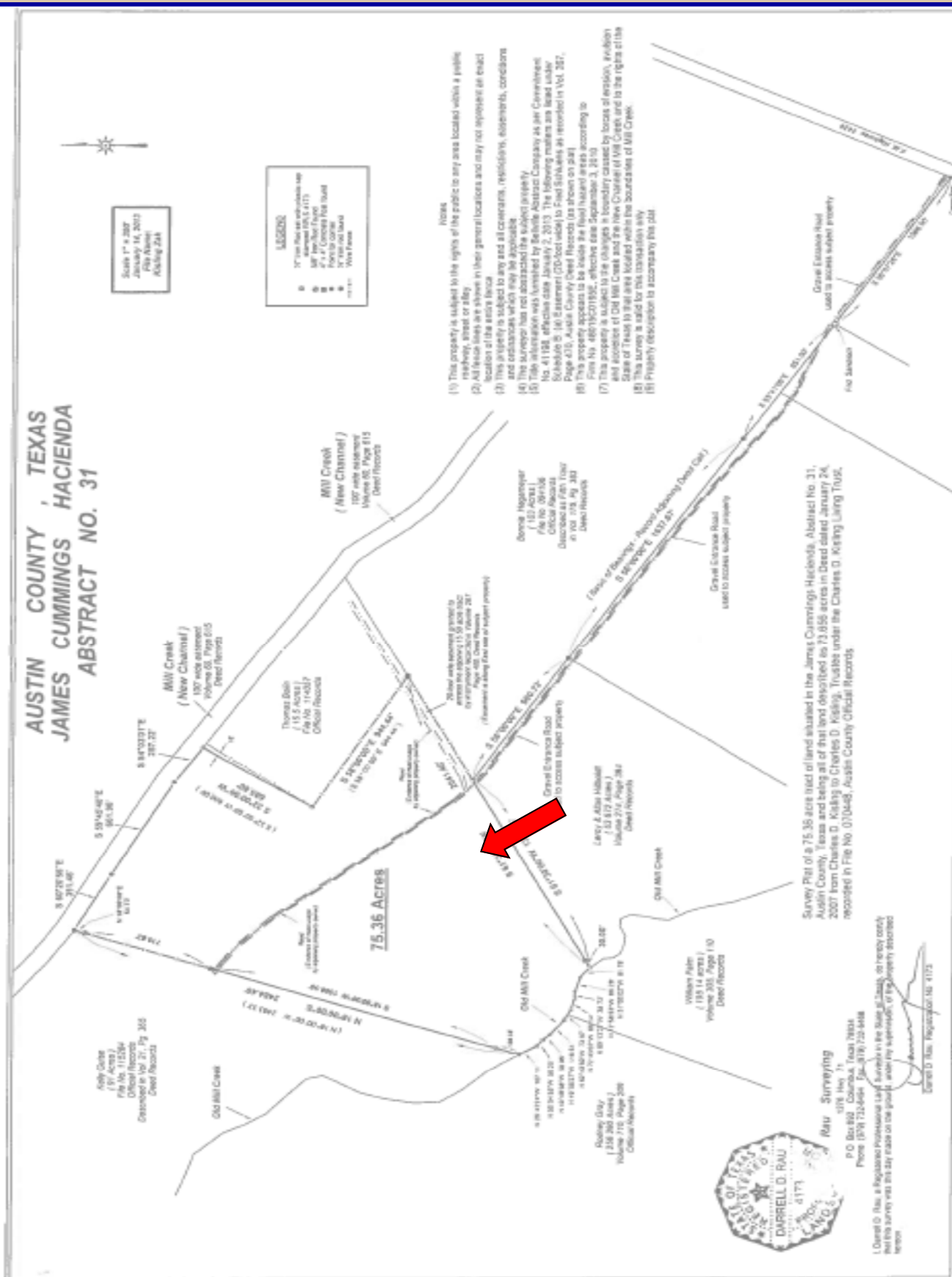
Monk# 770	FM 2429 N (off OF)	Price \$249,000.00
------------------	---------------------------	---------------------------

PROPERTY SPECIFICATIONS					
Property	Rural Acreage	Acreage	75.36 Acres	County	Austin
Estimated Taxes	\$192.12 (Ag Exempt)	Improvements	None	Nearest	Bellville
Minerals	None	Soil	Heavy Soil	School District	Bellville ISD
Royalties		Trees	18+ Wooded Acres	Hunting	Small Wildlife
Road	Private Lane	Terrain	Level	Ponds/Lakes	Mill Creek Frontage
Water	None	Grasses	Native	Easements	Utility Easements
Terms	Cash or Conventional		TxLS# 83291 MLS# 5556575 Lands of Texas# 1683204		

Directions: From Bellville Courthouse, travel on E Main to stop light, turn RIGHT onto Front St and RIGHT onto FM 2429 and travel approximately 1 3/4 miles. Private access road on RIGHT. VIEWINGS BY APPOINTMENT ONLY!

*Specification accuracy is not guaranteed, but approximated to the best of our knowledge.

AUSTIN COUNTY, TEXAS
JAMES CUMMINGS HACIENDA
ABSTRACT NO. 31





Copyright © 2008 MapInfo, 2008-2012 Trimble

