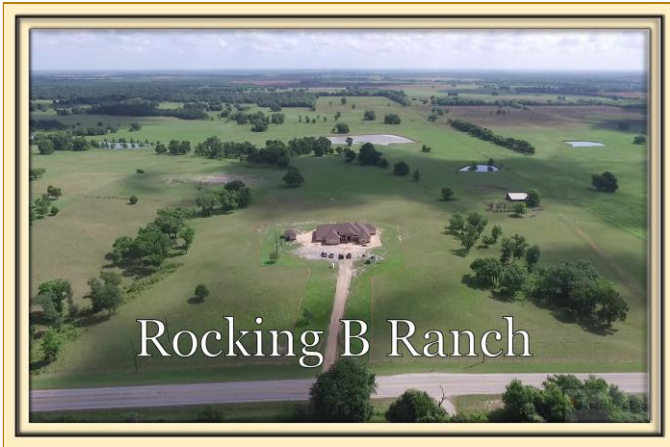


BEVERS REAL ESTATE

Serving Central Texas



Price: \$2,200,000

Type: Farm & Ranch (Residential)

Address: 7440 FM 529

City/County: BELLVILLE, AUSTIN County

Bed/Bath: 3 Bed, 3.5 Bath

Size/Acreage: ~4,136 Sq. Ft., ~159.5 Acres

ID No.: 98324

Listing Name: ROCKING B

Status: Active

From Houston's west side, in under an hour you can be "porch rocking" on the Rocking B Ranch and pinching yourself to see if it's all real. Views like those on the Rocking B are becoming rare...like a piece of heaven on earth.

Sierra Classic Homes, Brookshire model floorplan currently under construction, is fabulous for living and entertaining. Building is expected to be complete in October 2016. This beautiful home is like icing on the cake, complementing nature's near perfect building site.

The Bellville community, in Austin County provides an environment we all want for our family. For the most part churches, friends and neighbors are going to have the same values that has enticed you to move to the country.

Parent or Grandparent our kids are worth it... You're going to love Austin County and the Rocking B Ranch. Let's go west.

Call Ken Bevers 281-685-4050



Improvements	UPGRADES	Other	Financing
<ul style="list-style-type: none"> 3 Bedrooms 3.1 Bathrooms Approx. 4,136 Sq Ft Const. Type: Standard Frame Single-level Floor Stone Exterior Composition Roof Year Built: 2016 Age Range: New Construction 2 Fireplace Til Flooring through out 3 Car Garage/Carport CHA Barn Ponds Well & Septic 	<ul style="list-style-type: none"> \$8,800 technology package by Technology Solutions Increased Electrical to 300 AMPS 8 Foot Interior & Exterior Doors Energy Efficient Vinyl Double Pane Windows 445 Sq.Ft. Insulated Workshop with (2) 240 Outlets; 3'0 Wide Doors Insulated Steel Garage Doors Granite Countertops Custom Cabinetry Bar with Sink & Ice Maker 	<ul style="list-style-type: none"> School District: Bellville Taxes: \$422.00 Taxes on Raw Land ONLY 	<ul style="list-style-type: none"> Cash Conventional
<p>Directions: Take FM 529 East out of Bellville, pass the Burleigh Plantation and go another mile property on N. side of road. Sign on property.</p>			
<p>No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.</p>			

