



## BEVERS REAL ESTATE

Serving Central Texas



Highway 290 - 11.8 Acres

**Price:** \$175,000 **REDUCED!!**  
**Type:** Farm & Ranch / Commercial  
**Address:** Highway 290 East  
**City/County:** CHAPPELL HILL, Washington County  
**Acreage:** ~11.8 Acres  
**ID No.:** 85648  
**Listing Name:** HIGHWAY 290  
**Status:** Active

Located directly off of Highway 290, this 11.8 acres is the perfect spot for a home or business with approximately 540 feet of highway frontage. The large pond towards the back of the property would make for a terrific fishing spot or water source for livestock. The land itself is open and flat making it easy to add whatever improvements you find suitable. It is lightly treed around the perimeter of the property creating a nice degree of privacy. It is just a 10 minute drive to Brenham and about a 30 minute drive to Cypress making for quick, easy access to town. Whether you're looking for a good sized spot for your home or wanting to accelerate your business plans, this almost 12 acres is an ideal location.

**Call Tracy Kamprath at 979-203-0928**



Land Features	Other	Financing
<ul style="list-style-type: none"><li>▪ Paved Highway Frontage</li><li>▪ Mostly Flat</li><li>▪ Pond</li></ul>	<ul style="list-style-type: none"><li>▪ School District: Brenham ISD</li><li>▪ Taxes: \$3,248.69</li></ul>	<ul style="list-style-type: none"><li>▪ Cash</li><li>▪ Conventional</li></ul>
<div><b>Directions:</b> Heading East from Chappell Hill, property is located on the right directly after Baker Hay and Feed. Look for Bevers Real Estate sign out front.</div>		
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