

BEVERS REAL ESTATE

Serving Central Texas



Price: \$399,000 **REDUCED!!**
Type: Residential (Farm & Ranch)
Address: 19576 Pickens Road
City/County: WASHINGTON, Washington County
Bed/Bath: 2 Bed, 1 Bath
Size/Acreage: ~973 Sq. Ft., ~31.90 Acres
ID No.: 87082
Listing Name: PICKENS PLACE
Status: Active

Pickens Place has it all. The home has been completely re-done and is move-in ready. Recent improvements include: new entrance, new gravel drive, repaired/repainted exterior & interior, new central A/C, new electrical, new plumbing, refinished hardwoods throughout, completely updated kitchen. Privacy is one of the best features on this tract. With all the trees, the property feels very private. The trails cut through the woods allow you to enjoy your property and the way they have been laid out will make the property feel much larger than 32 acres. This property is the perfect getaway and is ready for your personal touch.

Call Brad Bevers at 936-443-6888 or email Brad@beversrealestate.com



Improvements	Land Features	Other	Financing
<ul style="list-style-type: none"> 2 Bedrooms 1 Bathroom Approx. 973 Sq Ft Const. Type: Standard Frame Single-level Floor Wood Exterior Metal Roof Age Range: Over 20 Yrs CHA 	<ul style="list-style-type: none"> Minerals Conveyed: Negotiable Paved Road Frontage Public Water Septic Heavily Wooded Sandy Soil Rolling 	<ul style="list-style-type: none"> School District: Brenham Taxes: (Qualifies for ag exemption) 	<ul style="list-style-type: none"> Cash Conventional

Directions: From Brenham, head northeast on Highway 105. Turn left on Pickens Road; continue straight at stop sign. Continue approximately 1.5 miles; property will be on the left with Bevers Real Estate sign in front.

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