

# The Welcome Ranch

Emshoff Road 5 minutes to Brenham  
Welcome, TX, USA 78944

Land & Ranch

**Priced at 2008 tax appraisal!**



**Owner 2nd loan 35%**



## Highlights & links

Priced at 100% of 2008 tax appraisal with a 35% owner second available, it is the best value in Austin County at \$224,400!

Perfect homesite on pond, private location, excellent elevation, hay meadows, stately trees along property line and vista views.

Only 5.6 mi. from suburban shopping, entertainment, healthcare and dining.

**LOA listing**

**Dedicated website**

**CBC listing**

**Google map**

## Specifications & location

|                    |                   |
|--------------------|-------------------|
| Price              | \$224,400         |
| Acres              | 24.00             |
| \$ per acre        | \$9,350           |
| % of tax appraisal | 100%              |
| Buyer comm.%       | 6%                |
| % owner 2nd loan   | 35%               |
| 2nd P&I            | \$821.55          |
| Dist. to Bryan CS  | 49 mi.            |
| Dist. to Houston   | 62 mi. to Beltway |
| Dist. to Austin    | 89 mi. to I 35    |

## Contact Information

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**979.421.9996**

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