



"On the Square"
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85.26 Acres ~ Chappell Hill, Texas



GREAT LOCATION IN HISTORIC WASHINGTON COUNTY!!

This 85.26 Acres is a nice Chappell Hill tract that is mostly wooded, has an abundance of wildlife, a pretty lake and adjoins the Lakes of Chappell Hill, an upscale gated country community.

Having frontage road access to FM 2447 and only a short distance from US-290, the 50 miles from Houston makes for a convenient drive to this property.

Monk# 740

FM 2447 ~ Chappell Hill, TX

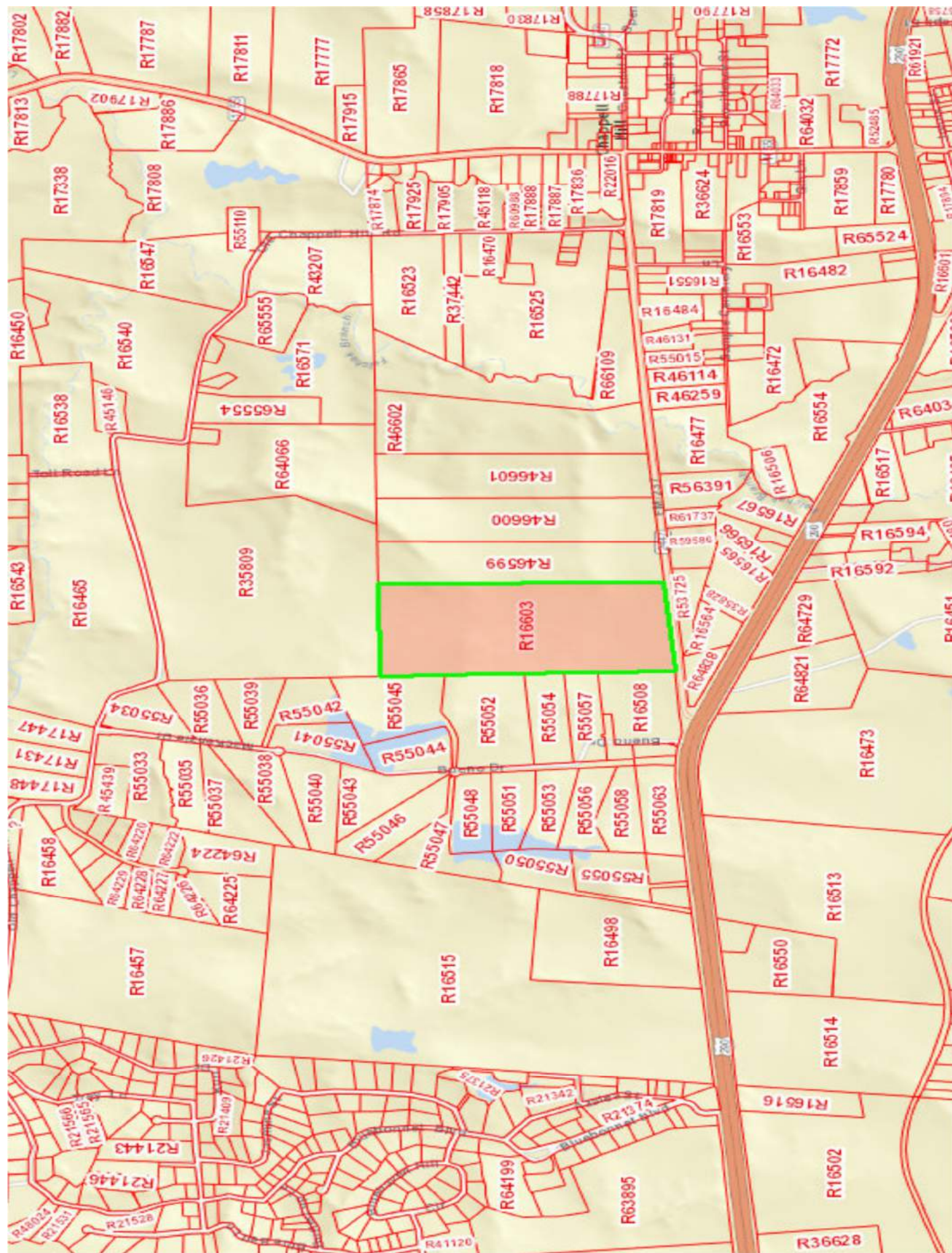
Price \$1,700,000.00

PROPERTY SPECIFICATIONS

Property	Rural Acreage	Acreage	85.26 Acres	County	Washington
Estimated Tax	\$87.76 per Owner (Ag-Ex)	Improvements	None	Nearest town	Chappell Hill
Minerals	None	Soil	Mixed	School District	Brenham ISD
Royalties	None	Trees	Mostly Wooded	Hunting	Small Game
Road	Asphalt County Road	Terrain	Rolling	Ponds/Lakes	Nice Lake
Water	Community Water Available	Grasses	Native	Easements	Utility
Terms	Cash/Conventional	Tax ID# R16603	TxLS# 76385	MLS# 47999100	Lands of Texas# 3078835

Directions: Take US-290 W toward FM 1155 (Main St), turn RIGHT onto FM 1155 (Main St), continue to FM 2447 (Chestnut St) and turn LEFT onto FM 2447 (Chestnut St), continue onto FM 2447 (Chestnut St) for approximately 0.7 miles to property on RIGHT.

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





740 - 85+ Chappell Hill
Washington, Texas, 85 AC +/-



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