

17482 Koeppens Trail Cat Spring , Texas



- 81.71 Acres
- Farm & Ranch
- Austin County
- Pond, Seasonal Creek
- Heavily Wooded, Rolling, Sandy Soil
- Bellville ISD

The ultimate hidden wooded tract. This 81.7 acres is 10 minutes from downtown Cat Springs but off the beaten path.

A great hunting and recreation tract full of mature hardwoods, wildlife, and creeks. Trails cut through the property expose the sandy creek bottoms throughout.

Property is 90% wooded but with selective clearing can be the perfect weekend escape. Small pond has catfish and bass and several spots on the place to add another lake.

Great sandy soil makes for great trees and grasses. The outdoor exploring is endless.

Possibility to add more land if wanted.





Be sure to ask
Matt for a free
copy of his new
book!



MATT MONTGOMERY, Realtor
BEVERS REAL ESTATE

281-795-4471 cell
BrazosRanchTX.com