



Clay Acres

TBD Clay Ln, Brenham TX
10 Acres | \$329,000



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Dustin Preston

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Property Description

This ag-exempt 10-acre property features over 20 feet of elevation change, offering great topographic diversity for such a compact tract. Soil composition is mostly sandy loam with a slight clay mixture. This is a great combination well-suited for building, wildlife habitat, and general land use. Trees on the property include Post Oak, Cedar Elm, Sugarberry, and multiple other tree species native to this area of the Post Oak Savanna, providing excellent cover for whitetail deer and other wildlife. The wooded character of the property provides added privacy, making this tract feel much larger than 10 acres.

Clay Acres is perimeter fenced on three sides with five-strand barbed wire fencing in decent condition. This will be a solid start for anyone looking to run livestock or simply secure the property. Electricity is available at the road, making future development straightforward. Water wells in the area range from 115–400 feet deep with average yields around 40 GPM, indicating a reliable groundwater supply for future residential or agricultural use.

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Location

Washington County

87 miles to Houston, 100 Miles to Austin, 120 Miles to Waco, 162 Miles to San Antonio.

Directions

From FM 390, travel north on Mayfair Ln. Travel one mile and turn right onto Clay Creek. Travel three miles and turn left onto Clay Ln. Travel two miles and the property will be on your right.



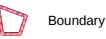
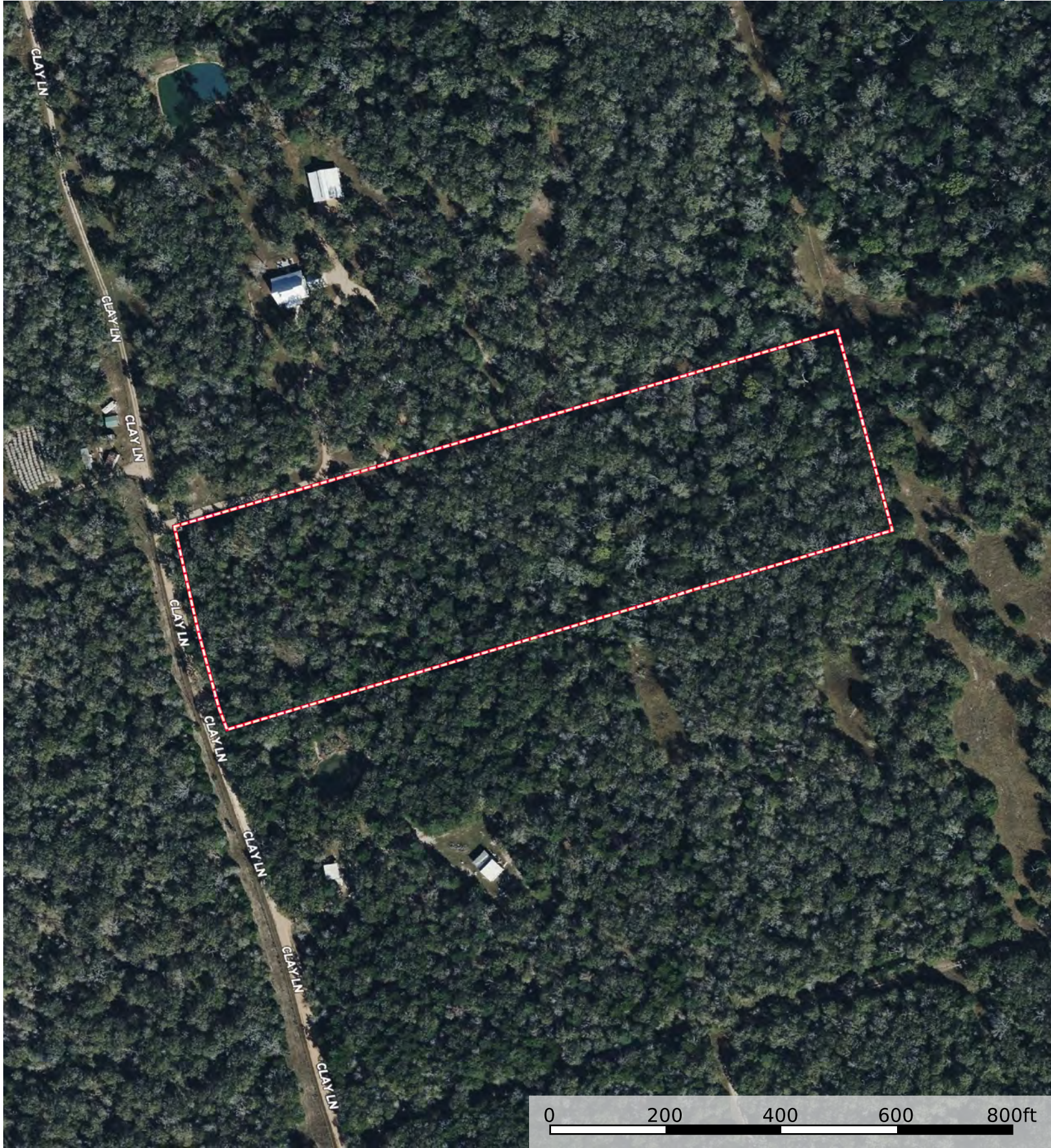
Scan here to see more of
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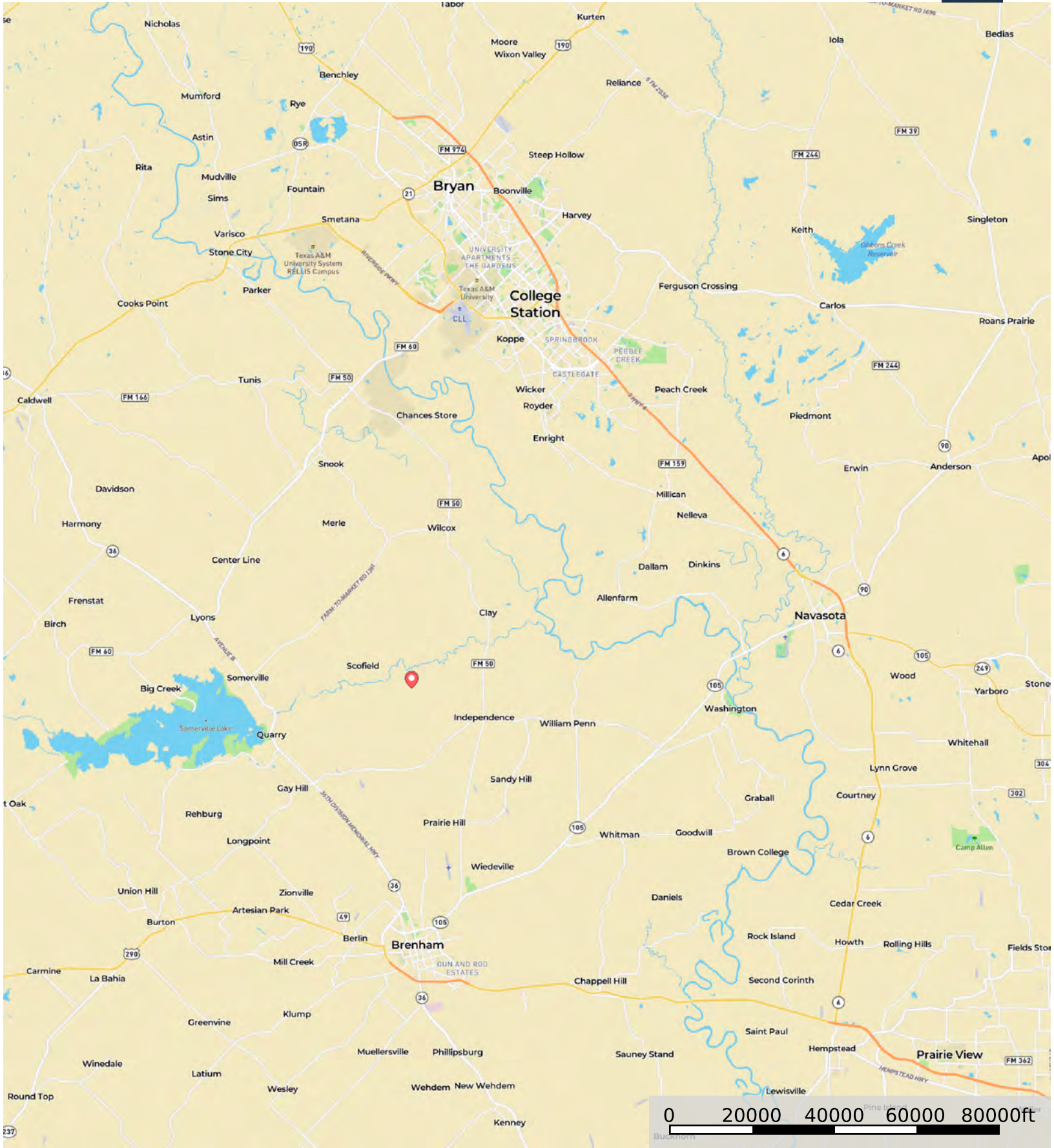




Boundary



 Boundary



Marker Boundary





Boundary 1

Boundary