

7± Acres | Weimar, TX | Colorado County  
1393 County Road 2103  
Weimar, TX 78962

**\$344,000**  
7± Acres  
Colorado County



**7± Acres | Weimar, TX | Colorado County**  
**Weimar, TX / Colorado County**

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**SUMMARY**

**Address**

1393 County Road 2103

**City, State Zip**

Weimar, TX 78962

**County**

Colorado County

**Type**

Residential Property

**Latitude / Longitude**

29.637463 / -96.718754

**Dwelling Square Feet**

1576

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

7

**Price**

\$344,000

**Property Website**

<https://tricityrealestate.com/property/7-acres-weimar-tx-colorado-county-colorado-texas/105677/>



**PROPERTY DESCRIPTION**

Located just 8 miles (±10 minutes) southeast of Weimar in Colorado County, this 7± acre tract offers a quiet country setting with low traffic and excellent potential. The property includes a 2BR/2BA manufactured home with an addition that is in need of TLC but could serve as a weekend getaway or temporary residence while you build your future home.

Utilities are already in place, including a water well, electricity, and septic system (condition of septic unknown-buyer to verify). The land is heavily wooded with mature trees, providing privacy, natural beauty, and ideal habitat for native wildlife.

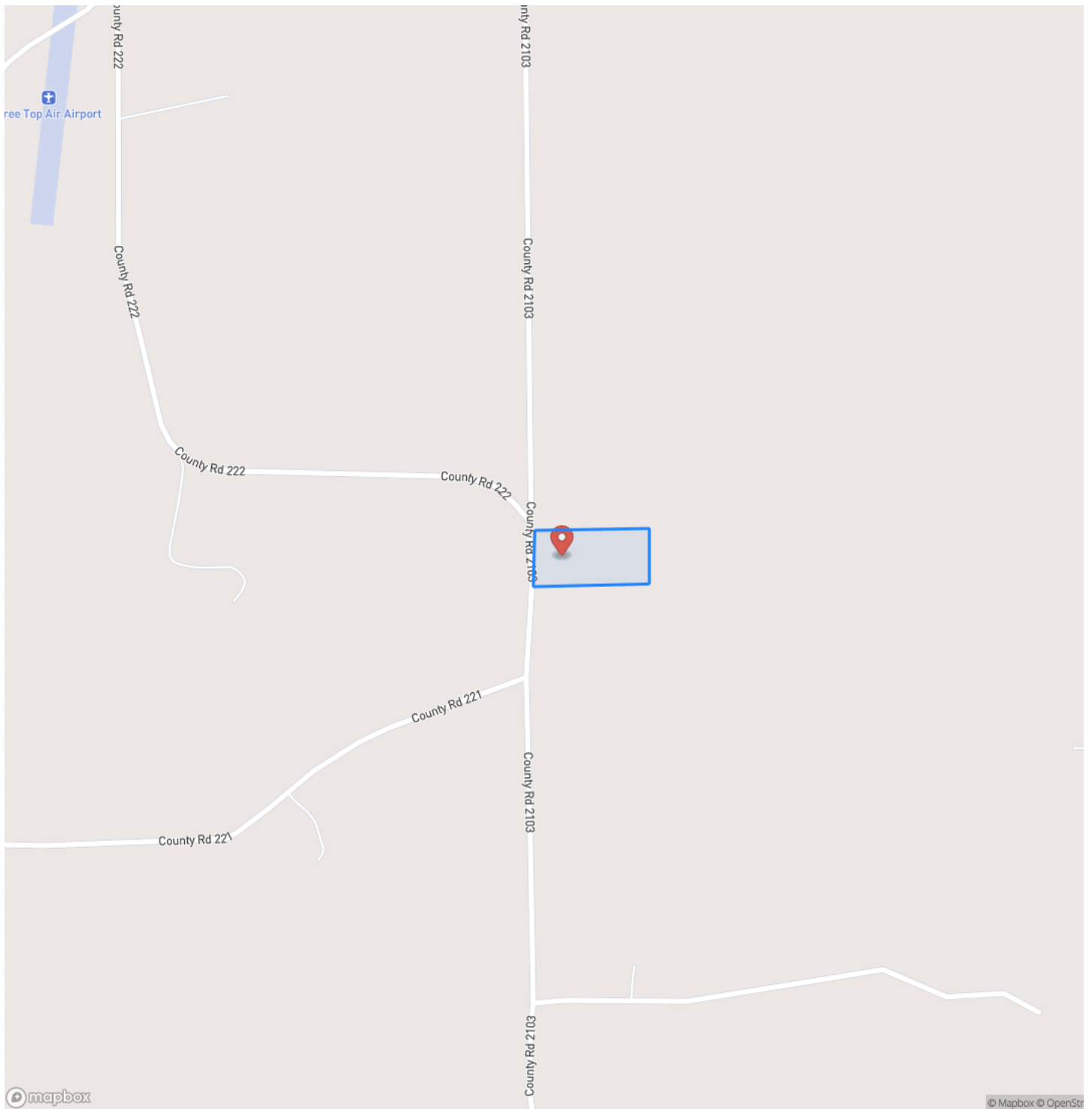
With a desirable rectangular shape and approx. 400 feet of paved road frontage, the property offers good accessibility. The Colorado County Appraisal District currently separates the tract into 5 acres and 2 acres, creating potential for future division and added value.

The property sits around 370 feet in elevation with gently sloping terrain and loamy sand soil, and it is located outside of the floodplain. Being an estate sale, the seller has limited knowledge of the property.

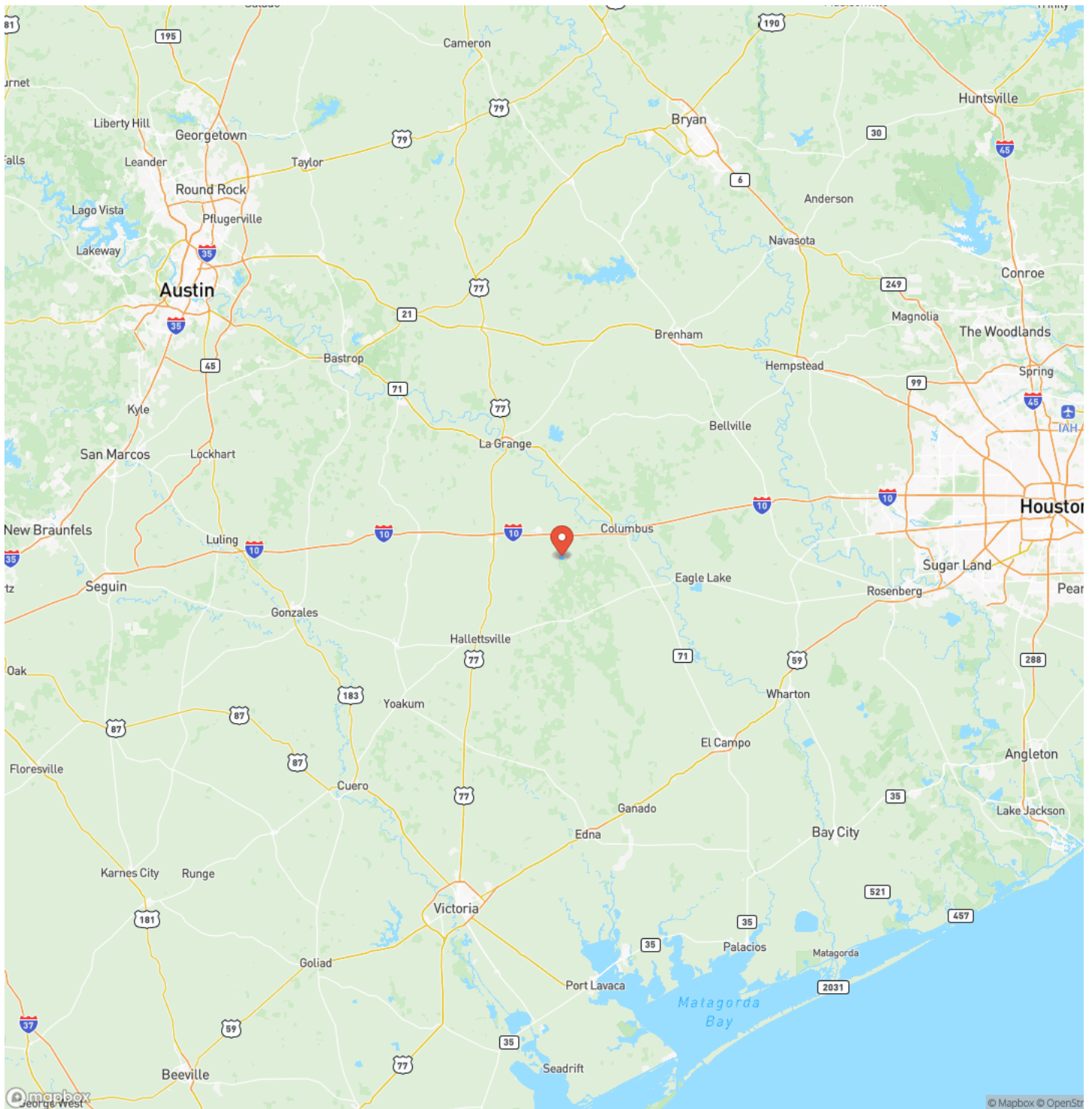
Whether you're seeking a weekend retreat, investment opportunity, or a homesite with utilities already in place, this property is ready for your vision.



## Locator Map



## Locator Map



**MORE INFO ONLINE:**

<https://tricityrealestate.com/>

## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dustin Helmcamp

## Mobile

(979) 732-7774

## Office

(979) 725-6006

## Email

dustin@tricountyrealestate.com

## Address

707 S. Eagle

## City / State / Zip

## NOTES

[illegible]

## NOTES

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Tri-County Realty, LLC**  
707 S. Eagle  
Weimar, TX 78962  
(979) 725-6006  
<https://tricountyrealestate.com/>

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