

73± Acres | Weimar, TX | Colorado County
1219 Hattermann Lane
Weimar, TX 78962

\$1,395,000
72.960± Acres
Colorado County



73± Acres | Weimar, TX | Colorado County
Weimar, TX / Colorado County

SUMMARY

Address

1219 Hattermann Lane

City, State Zip

Weimar, TX 78962

County

Colorado County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

29.680069 / -96.648649

Dwelling Square Feet

1715

Bedrooms / Bathrooms

3 / 2

Acreage

72.960

Price

\$1,395,000

Property Website

<https://tricityrealestate.com/property/73-acres-weimar-tx-colorado-county-colorado-texas/113279/>

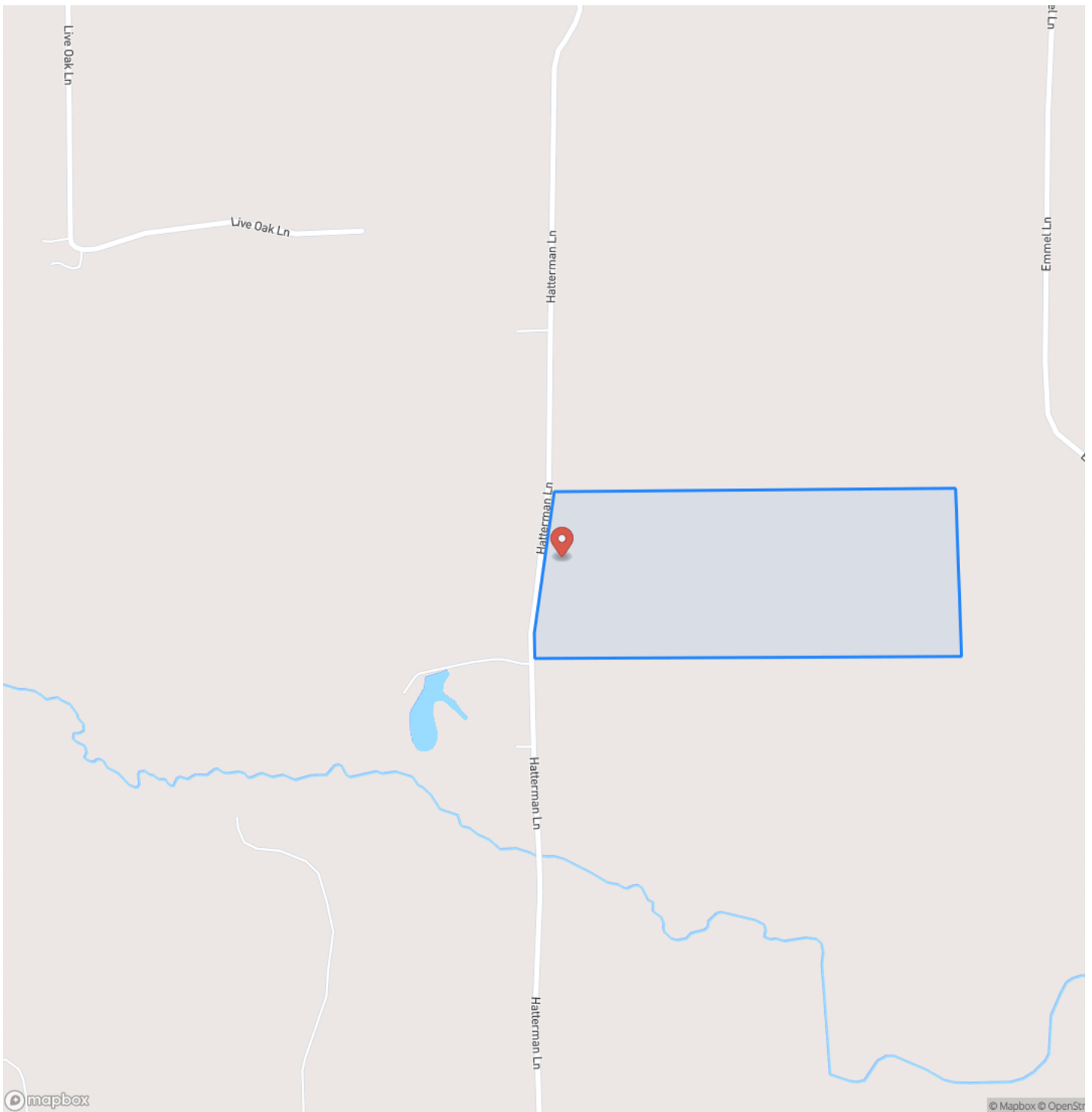


PROPERTY DESCRIPTION

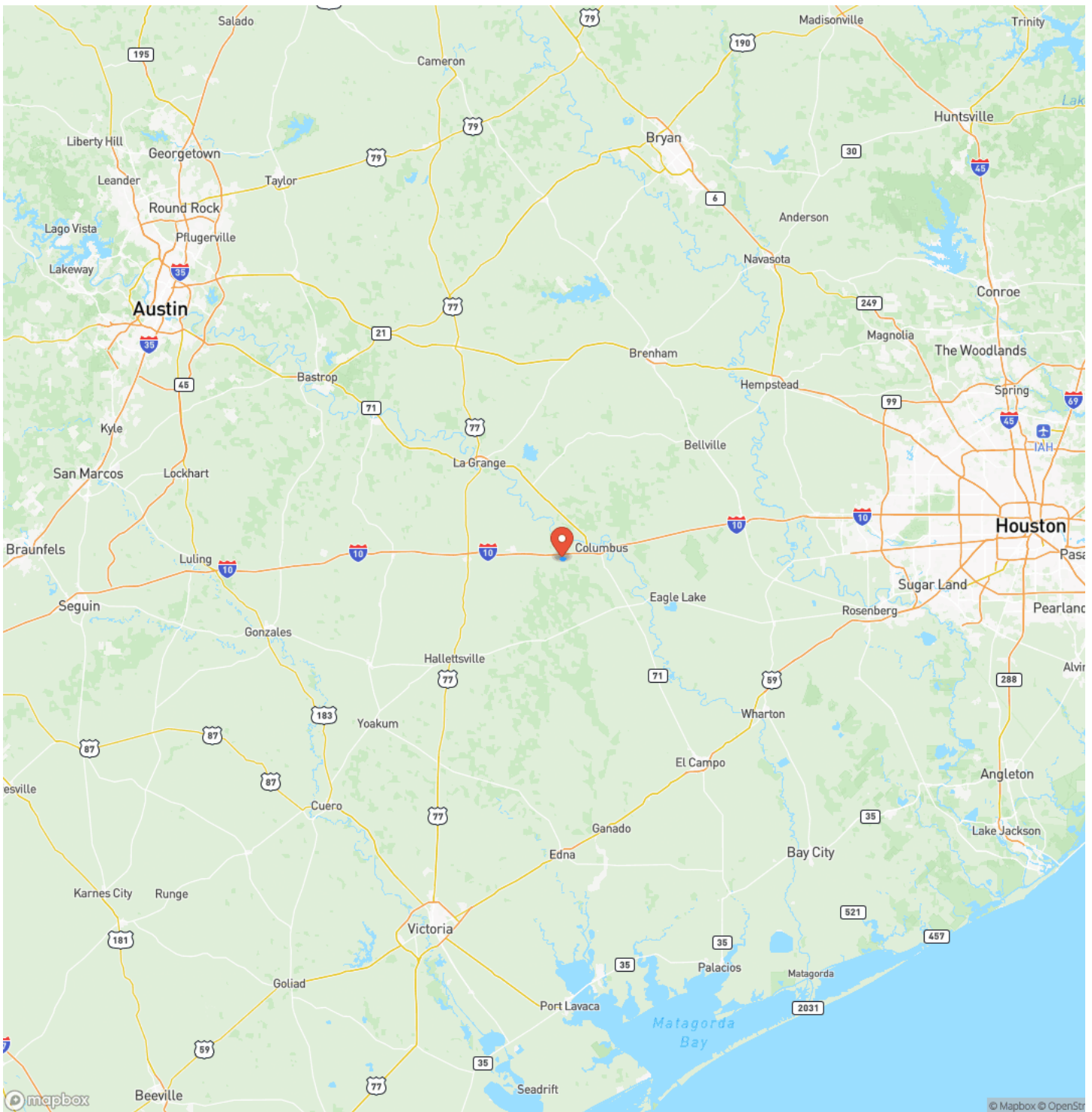
Located less than one mile from IH-10 Exit 689, this 73± acre unrestricted property offers convenient access between Houston, Austin, and San Antonio, just outside Weimar or Columbus. With 1,100'+ of paved county road frontage and a rectangular shape, it's ideal for agricultural, recreational, residential, or investment use. Features include open pasture, hay field, mature live oaks, wooded areas, a small stock pond, and abundant wildlife. Ag-Exempt through a cattle grazing lease. Per the vesting deed, seller owns 100% of the surface rights. Loamy fine sand to fine sandy loam soils, 260'-270' elevation, and no pipelines. Back portion is in the 100-year floodplain, while the primary homesite is outside. Older home, barn, windmill, water well, and electric are included As-Is. Priced below Colorado County Appraisal District value, offering excellent potential in a highly accessible rural location. LAND. LOCATION. LIFESTYLE. Let's take a look!



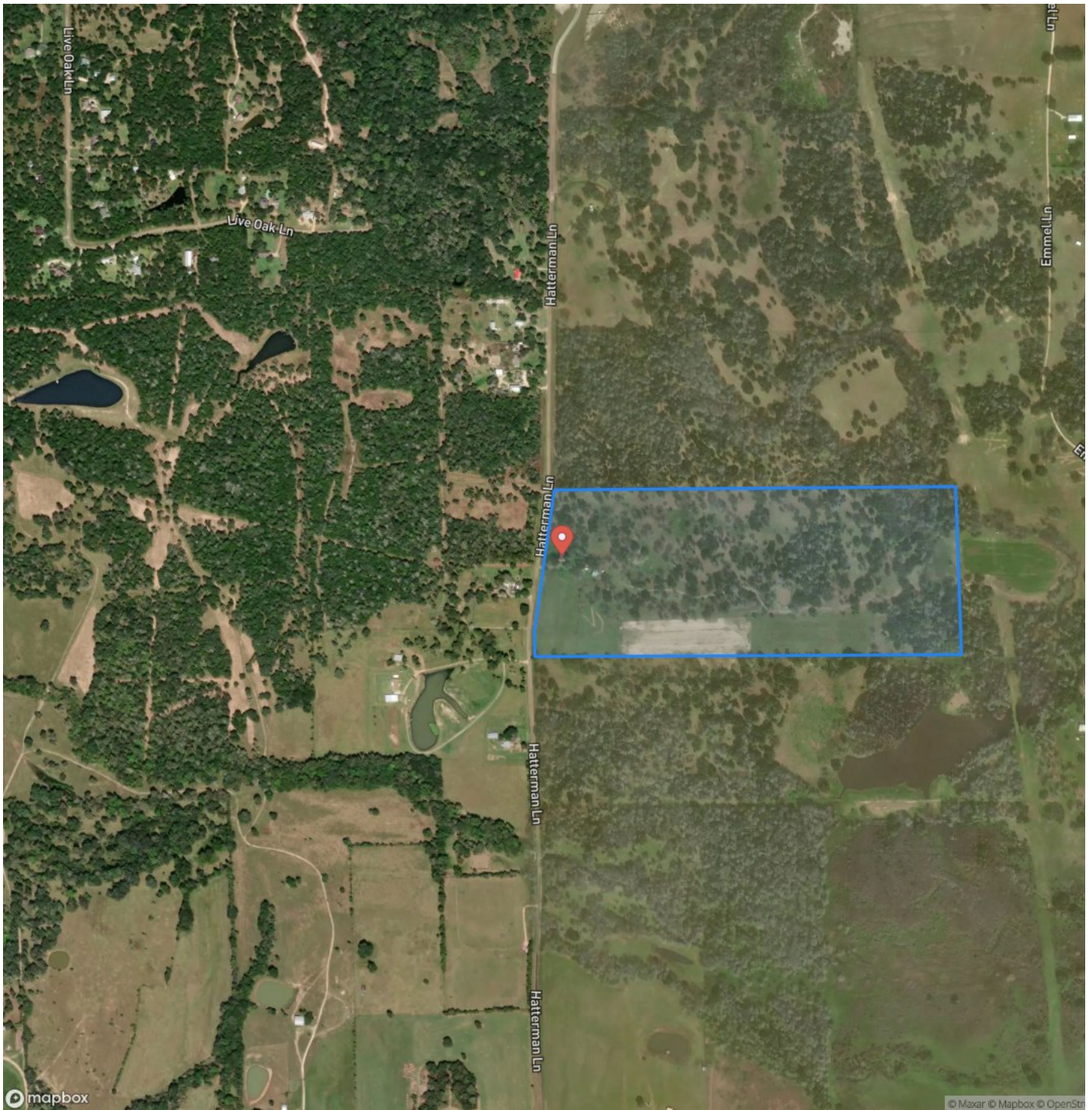
Locator Map



Locator Map



Satellite Map



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Weimar, TX / Colorado County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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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