

1195 CR 161
1195 County Road 161
Rock Island, TX 77470

\$499,500
11.92± Acres
Colorado County



1195 CR 161
Rock Island, TX / Colorado County

SUMMARY

Address

1195 County Road 161

City, State Zip

Rock Island, TX 77470

County

Colorado County

Type

Residential Property

Latitude / Longitude

29.500963 / -96.576103

Dwelling Square Feet

1,183

Bedrooms / Bathrooms

2 / 2

Acreage

11.92

Price

\$499,500

Property Website

<https://tricityrealestate.com/property/1195-cr-161-colorado-texas/105485/>



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PROPERTY DESCRIPTION

Charming farmhouse built in 1900, approximately 1183 sq ft, sits on 11.92 manicured acres. The farmhouse features a nice living room, an efficient style farm-style kitchen, a dining room, 2 perfect size bedrooms, 2 baths, and neutral colors. Retreat outdoors and enjoy the front/side porch to watch the wildlife, sunrises, and sunsets.

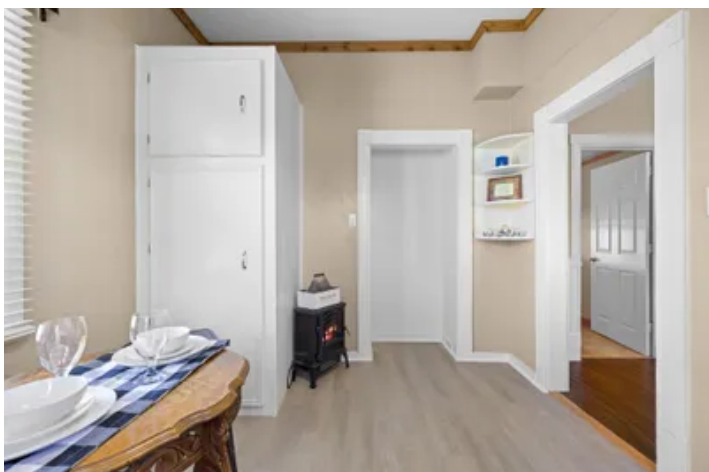
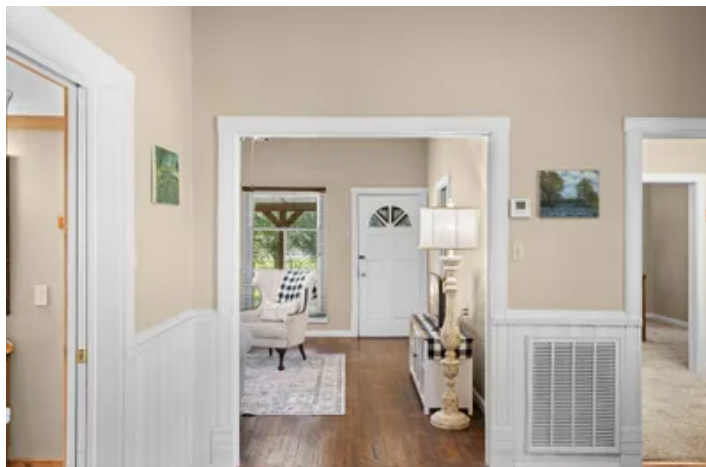
Metal workshop is approximate 50'X100' (per owners) featuring 4 bay doors, rustic entertaining area with a bar area, 1/2 bath downstairs, upstairs you will find rustic living quarters with a kitchenette, full bathroom, and laundry area. Lots of room in the metal workshop to store RV, antique cars, and a tractor etc.

Approximate 100+ (per owners) scattered live oaks, 14 water spigots, cistern, perimeter fenced, ag exempt, existing slab, wildlife and pond.

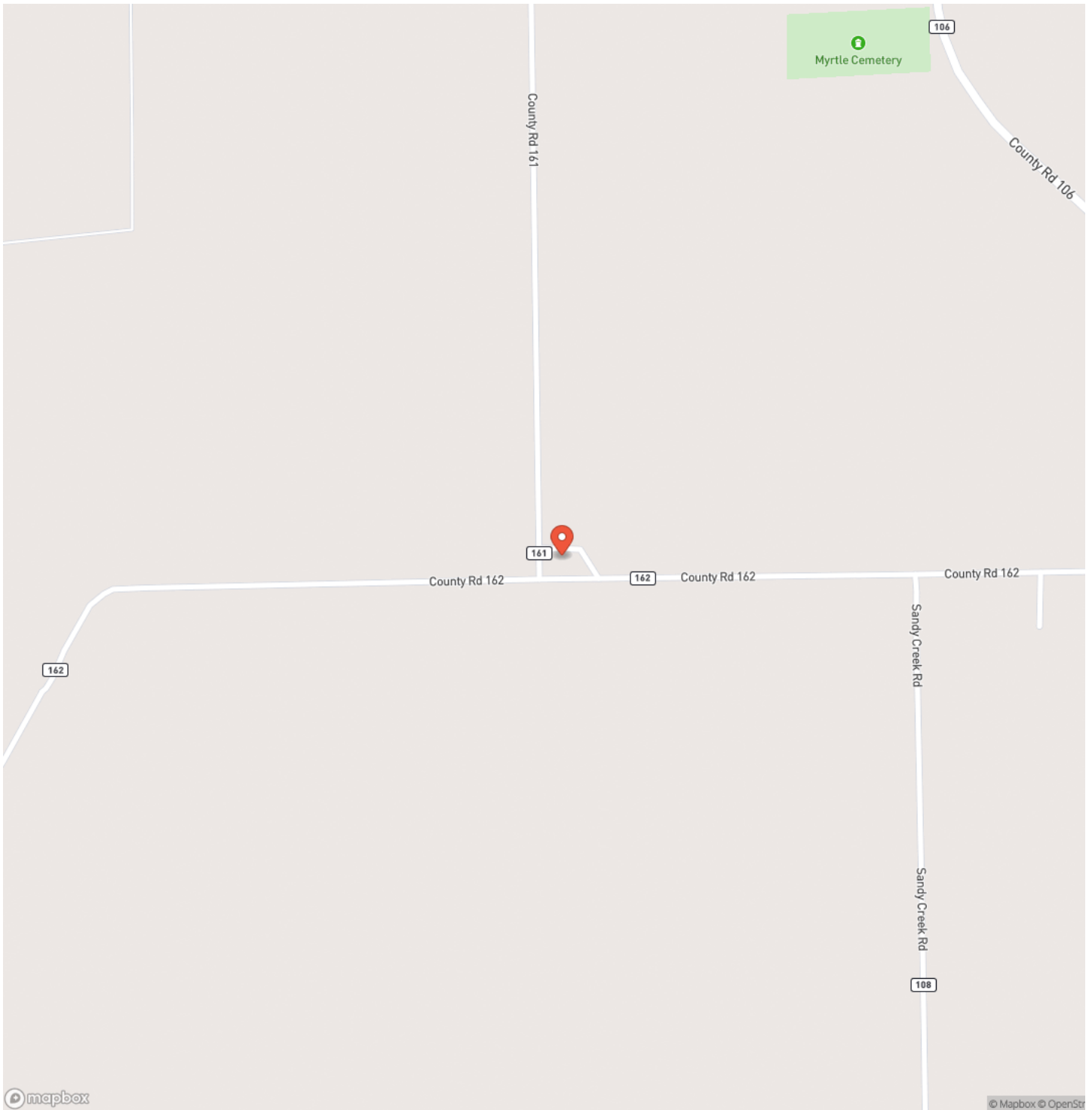
Come build your dream home and use the farmhouse as a guest home. Watch your wildflowers grow in your own yard.

Property is approximately 15 miles from Eagle Lake, 20 miles from Columbus, 30 miles from Hallettsville, 82 miles from Austin and 87 miles from Houston.

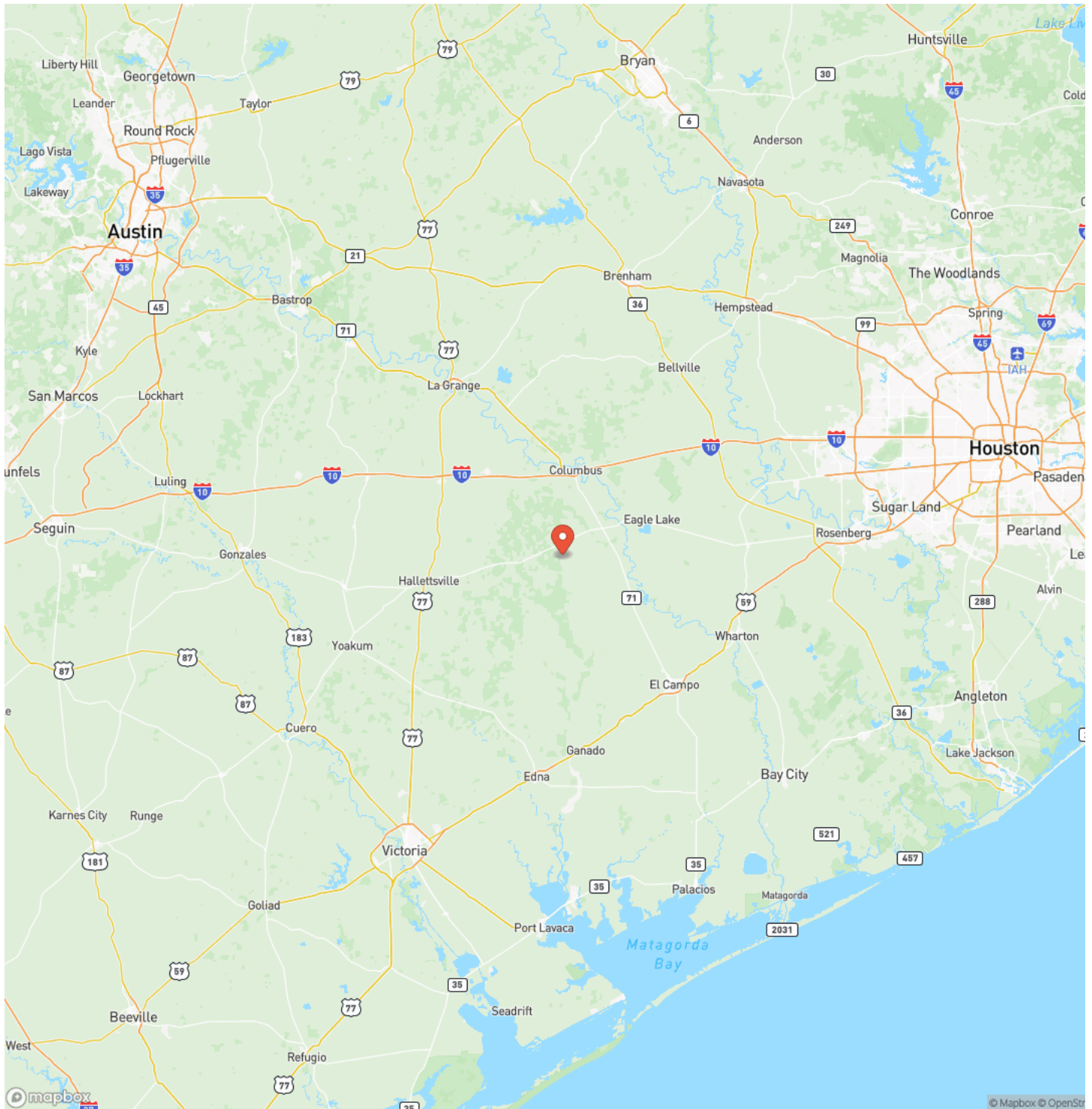
Call today!



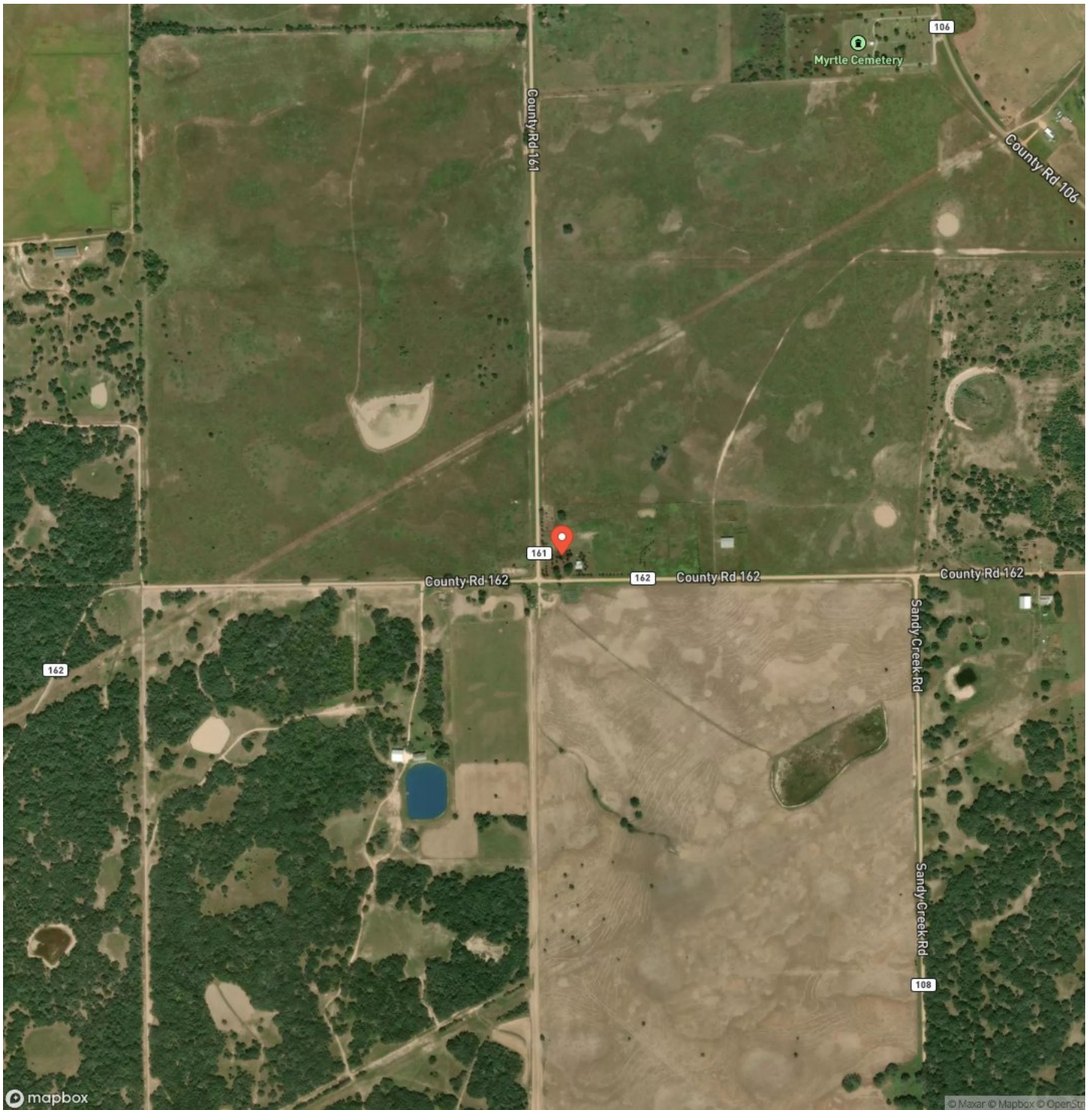
Locator Map



Locator Map



Satellite Map



1195 CR 161
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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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NOTES

This image shows a single 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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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