



"On The Square"  
 10 N Holland  
 Bellville, Texas 77418  
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**+/- 139 Acres~Bellville, TX 77418**



**MIXED USE PRIVATE RURAL TRACT**

139+/- Acres of spacious and diverse landscape with ultimate privacy provide for a variety of recreational activities, agriculture investments or a future new homestead. The property is evenly balanced between pasture and wooded areas. This tract is a perfect scenario for outdoorsmen who enjoy hunting and fishing or even for a conservation first family focused on wild life and land stewardship. Land is fenced and has high quality soils with great farming potential. Additionally there is a pond and live creek. There is a home and barn tucked in the interior of the property. Located in Austin County, approximately an hour from Houston, is where you will find this unmeasurable track suited for mixed uses.

PROPERTY SPECIFICATIONS					
Property Type	Rural Acreage	Acreage	139 AC	County	Austin
Estimated Taxes	\$ 1,503 (Ag - Ex)	Improvements	House/Barns	Nearest Town	Bellville
Tax ID	7434 ACAD	Soil	Fertile Soil	School District	Bellville ISD
Fenced	Yes	Trees	Partially Wooded	Hunting	Deer/Birds
Road	County Gravel	Terrain	Mostly Flat	Ponds/Lakes	Pond
Water	Well	Grasses	Native	Creek	Yes
Terms	Cash or Conventional Loan		TXLS# 134826 MLS# 4522281		

**Directions:** From the Austin County Courthouse From Austin County Courthouse take HWY 159 E, turn left on Witte Rd., turn left on Langberg Rd.

\*Specification accuracy is not guaranteed, but approximated to the best of our knowledge.



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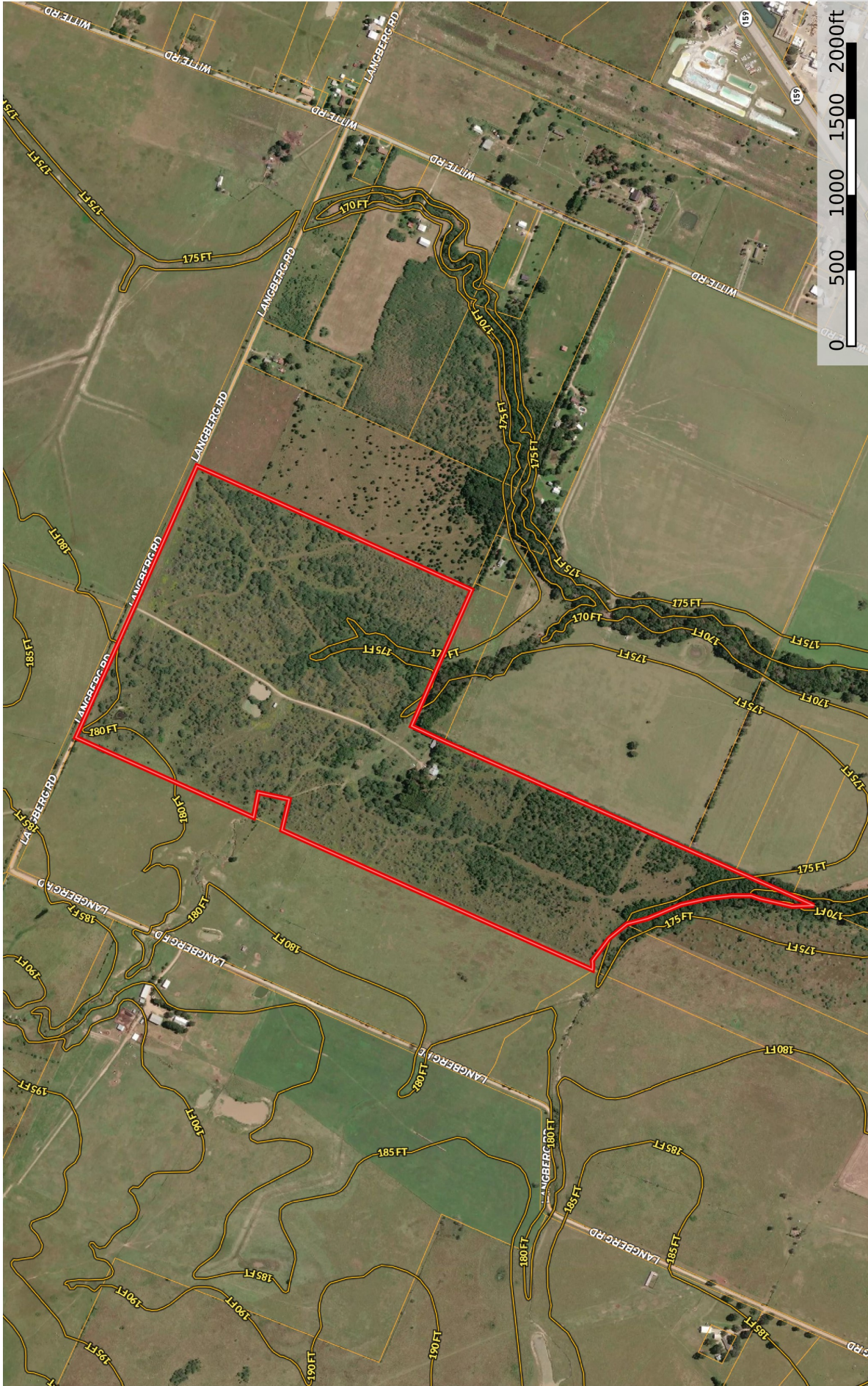
## ***Amenities:***

- ◆ *Grazing*
- ◆ *Fenced*
- ◆ *Pond*
- ◆ *Creek*
- ◆ *Beautiful woods for wild-life habitat.*
- ◆ *Deer and Bird Hunting*
- ◆ *Privacy*





Texas, AC +/-



Boundary



The information contained herein was obtained from sources deemed to be reliable. Maphight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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