

Presenting
14.942 Acres Big Buck Road
Weimar, Texas 78962

Nicely located at the end of a quiet cul-de-sac in the highly acclaimed Oakridge Ranch, you will find this stunning 14.942 acre parcel adorned with truly amazing live oak trees. A perfect mix of open and wooded areas and pleasant elevation changes provide many first class options for the perfect homesite. Perhaps build overlooking the +/- 1 acre stocked pond with aeration provided by a windmill or tuck yourself away in a more secluded area! Your choice! A 2013 built, insulated metal building offers many possibilities with +/- 576 sq. ft. (½ enclosed and ½ overhang) with a 7' x 10' overhead roll-up door. Want to make this into a small Barndominium until you build?

That would not be a problem here as it was rough plumbed for future living quarters. Plenty of outdoor recreation for everyone!

Bonus Features:

- Agricultural Exemption in Place*
- No Hunting Restrictions*
- Fenced and Cross Fenced*

Power access from the front to the rear of the parcel

Possible opportunity to purchase the adjoining 14.931 acres (per survey), limestone home (2018), guest home, metal workshop & more!

Location, Location, Location! Perfectly placed within the "Golden Triangle" between, Houston, Austin and San Antonio.

***Oakridge Ranch** is a gated acreage community with mild restrictions to protect your investment. Approximately +/- 20 minutes from the Quaint town of Columbus, Tx and +/- 60 minutes from Katy, Tx*

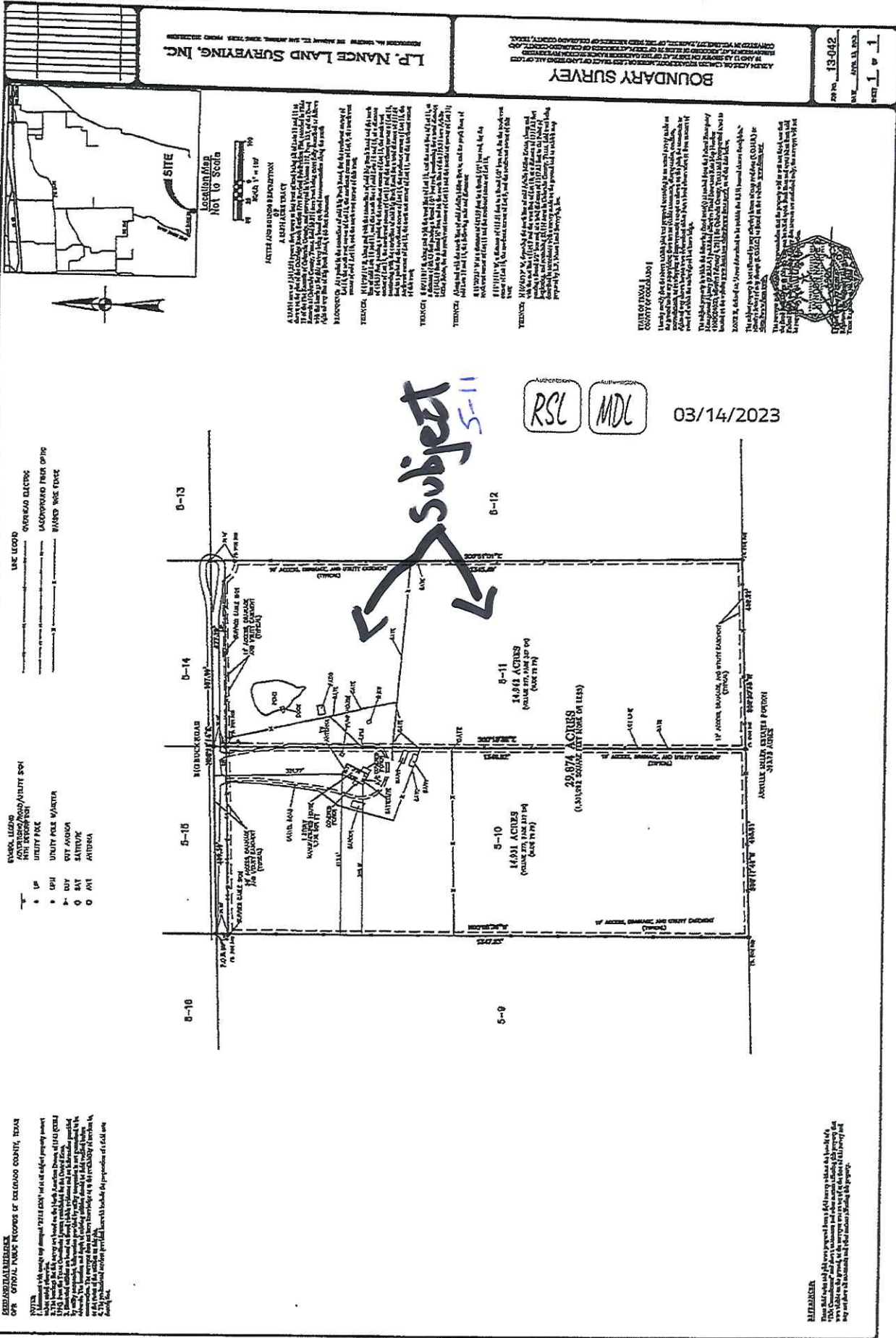
Big Buck Road.



14.942 ac.



Existing Survey



EXPLANATIONS
 ONE ORIGINAL PLAT RECORD OF DECATUR COUNTY, GEORGIA

NOTES
 1. All measurements were made by the Surveyor in person or by a duly qualified assistant.
 2. The bearings and distances were measured by the Surveyor or by a duly qualified assistant.
 3. The corners were marked with iron pins, iron rods, or other permanent monuments.
 4. The survey was made in accordance with the laws of the State of Georgia.
 5. The Surveyor is not responsible for any errors or omissions in this survey.

L.P. NANCE LAND SURVEYING, INC.
 1000 W. MARKET STREET, SUITE 100, DECATUR, GEORGIA 30030
 PHONE: 770.422.1111 FAX: 770.422.1112

BOUNDARY SURVEY
 THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND DESCRIBED IN THE PLAT RECORD OF DECATUR COUNTY, GEORGIA, INTO LOTS AND ALLOCATING THEREON THE INTERESTS OF THE PARTIES HERETO AS SET FORTH IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.

DATE: APRIL 13, 2023
 BY: L.P. NANCE, SURVEYOR

Subject
 5-11

Authentisign
 RSL MDL

03/14/2023

