



EQUAL HOUSING OPPORTUNITY



J. Frank  
MONK



REAL ESTATE

**"On The Square"**  
At 10 N. Holland St.  
Bellville, Texas 77418  
Ph: (979) 865-3558  
Fax: (979) 865-8143

## *Nelius Rd., Bellville, TX 77418*



### Property Information

- ★ Acreage: 65.67
- ★ Address: 000 Hwy 36 S  
Bellville, TX 77418
- ★ County: Austin
- ★ Tax ID: 1223
- ★ Residential/Farm/ Ranch
- ★ Unrestricted
- ★ School District: Bellville ISD

**Price**  
**\$824,900.00**

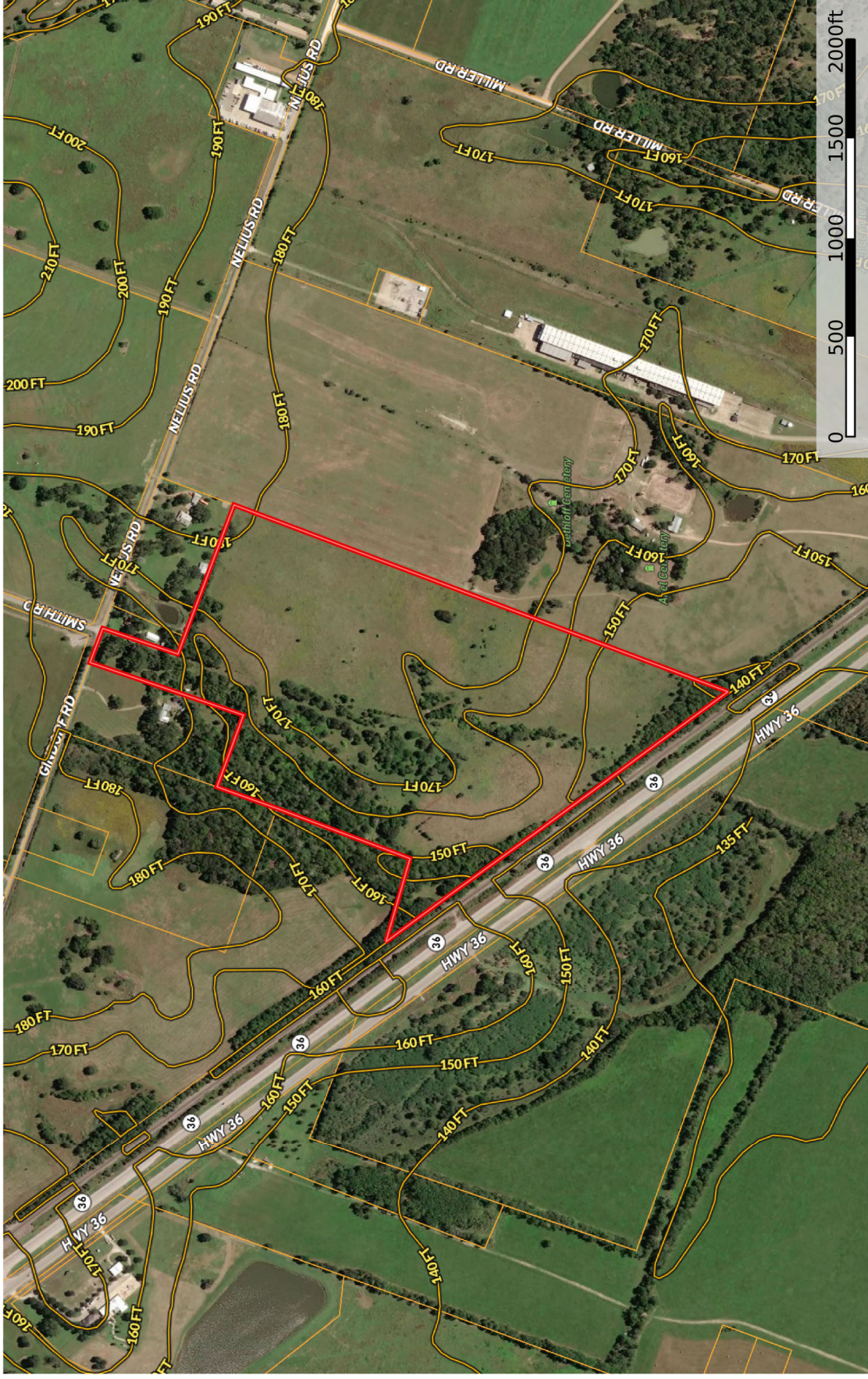
### *Versatile Country Property...*

*Incredible tract in a rural setting. The Austin County location is especially desirable, as is the +/-65 acres of open native pastures, wooded areas and rolling terrain. This old family farmland has been in the same family since the 1800's and is rich in features. The spacious land has several sites to build a home or family ranch. The recreational and agricultural qualities of this tract offer diverse utilization possibilities. There is a seasonal creek and lots of natural habitat for local wildlife. This is raw land with no improvements other than fencing. Currently being used for cattle and has Ag. exemption. Property has paved road frontage on Nelius Road as well as access to Hwy 36 and is located close to city amenities and other modern conveniences. You are sure to be pleased by the various options this property has to offer.*

**Driving Directions: Coming from I-10 in Sealy exit 720, turn left at light on meyer street /TX 36 N. Stay on 36 N property will be on the left look for sign.**



**Abel 65 Ac**  
Texas, AC +/-



 Boundary

**J Frank Monk Real Estate**  
P: (979)-865-3558    monk@att.net

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