

WEIMAR 175

Weimar, Colorado County, Texas

Jacobs Properties

175± Unrestricted Acres
Just Four Miles From Weimar &
2.5± Miles to I-10, Between Houston,
Austin & San Antonio

Farm & Ranch, Recreational, Residential, Development & Corporate Retreat Potential | 1,800'± FM 2434 Frontage with 3 Entrances | Rectangular Configuration | 50'± Elevation Change | Strategically Improved to Maximize Watershed & Irrigation to Ponds & Fields | Nice Balance of Open & Wooded Acreage | Kentucky Bluestem & Alicia Hayfields | Mature Oaks | 1915 Farmhouse with Renovation Potential | Private Homesite Overlooking a 2+ Acre Pond | Large Pond 10-15'± Deep | Small Second Pond | Perimeter & Cross Fencing | Covered Pipe Working Pens | Multiple Barns, Run-In Barns & 2 Equipment Sheds | 2 Water Wells | Electricity | Windmill | Deer, Turkey, Hogs, Wildlife, Waterfowl | Cattle-Ready | High-Fence Ranch Potential | No Floodplain | Ag-Exempt | 25% Minerals Available with 100% Surface Rights | Rare Opportunity — Only 2 Owners in the Last 100+ Years!

Offered for $4,465,000

Click for YouTube!

AMERICAN FARM + RANCH

Directions to property:

Traveling west on I-10 take the 689 exit to Hatterman Lane, travel south on Hatterman Ln to FM 2434. Travel west on 2434 for ~5 miles, property will be on the left, look for signs... do not enter property without listing agent.

Traveling east on I-10 take the 682 exit to FM 155, travel south on FM 155 to FM 2434, travel east on FM 2434 for ~2 miles, property will be on the right, look for signs... do not enter property without listing agent.

Contact us: jacobsassist@gmail.com • Tel **936-597-3301** • Fax **936-597-3313** • **Visit TXLand.com**