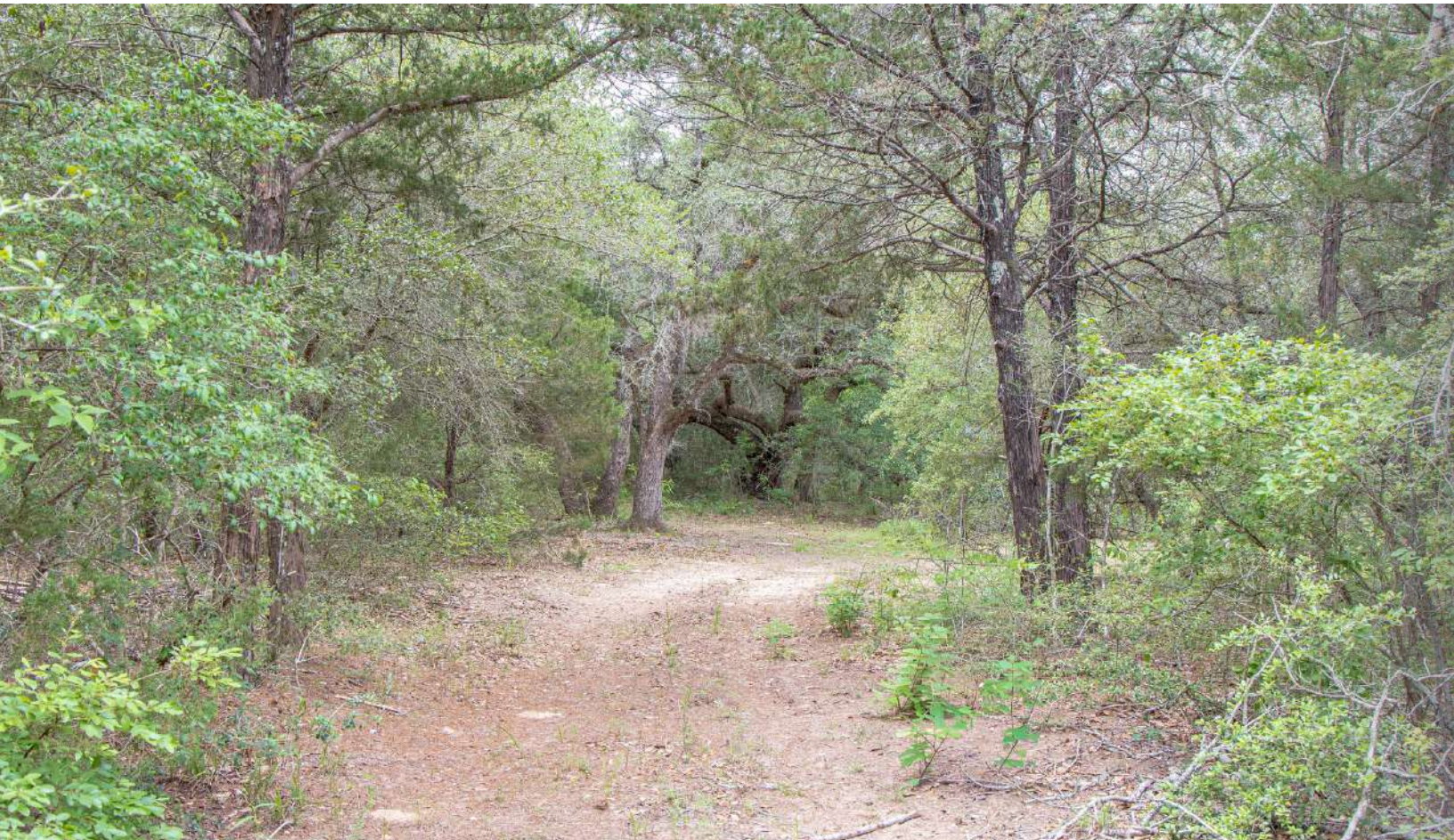


TBD FM 1094 NEW ULM, TX 78950

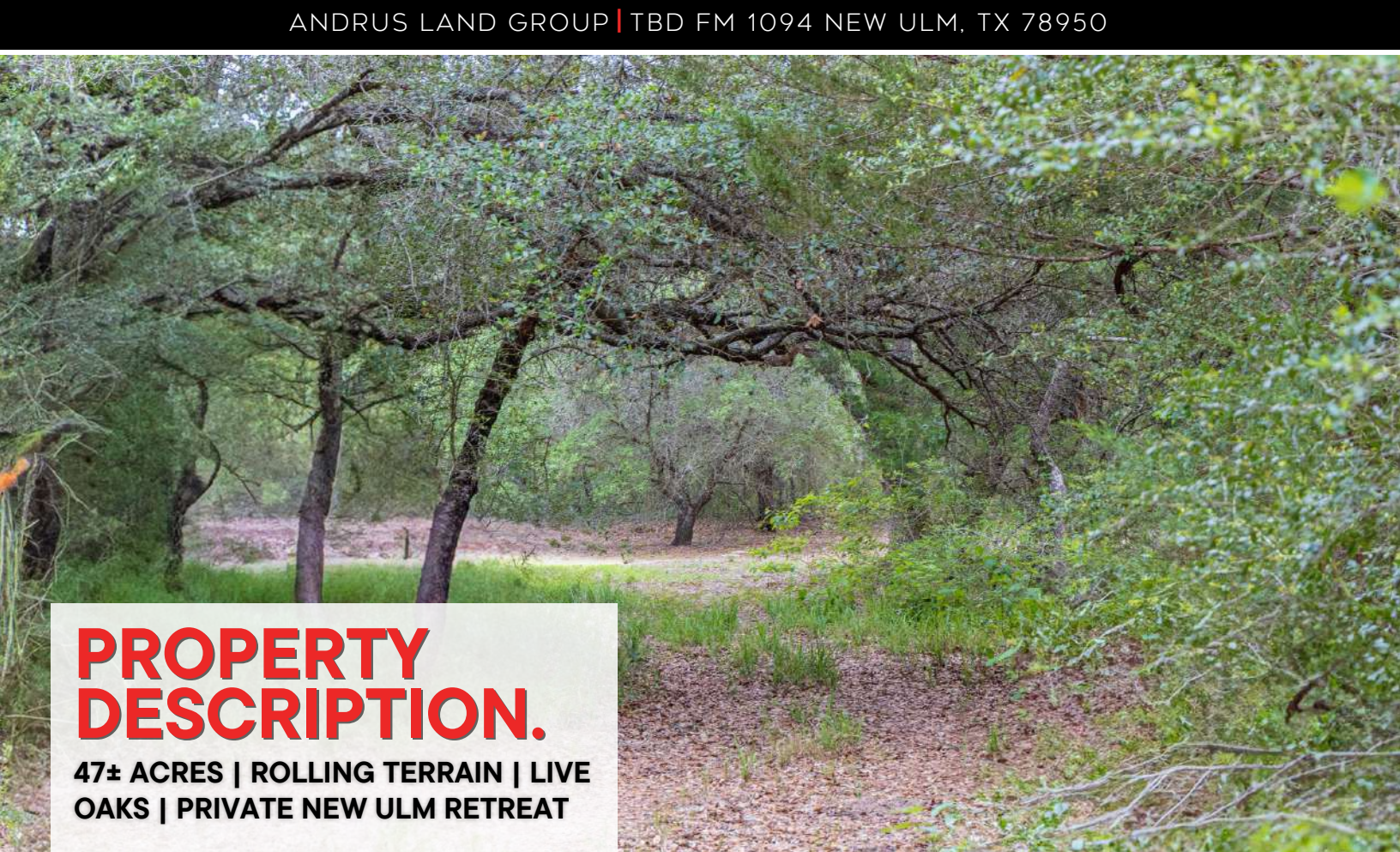
AUSTIN COUNTY

47± ACRES | \$945,000





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PROPERTY DESCRIPTION.

47± ACRES | ROLLING TERRAIN | LIVE OAKS | PRIVATE NEW ULM RETREAT

First time on the market, this beautiful 47± acre tract in the highly sought-after New Ulm area offers the perfect combination of rolling elevations, privacy, wildlife, and scenic homesites. Tucked away behind a private access road and surrounded by larger acreage properties, this unrestricted raw land tract provides an exceptional opportunity to create your own ranch, weekend getaway, or long-term family retreat in Austin County.



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LOCATION & ACCESS.

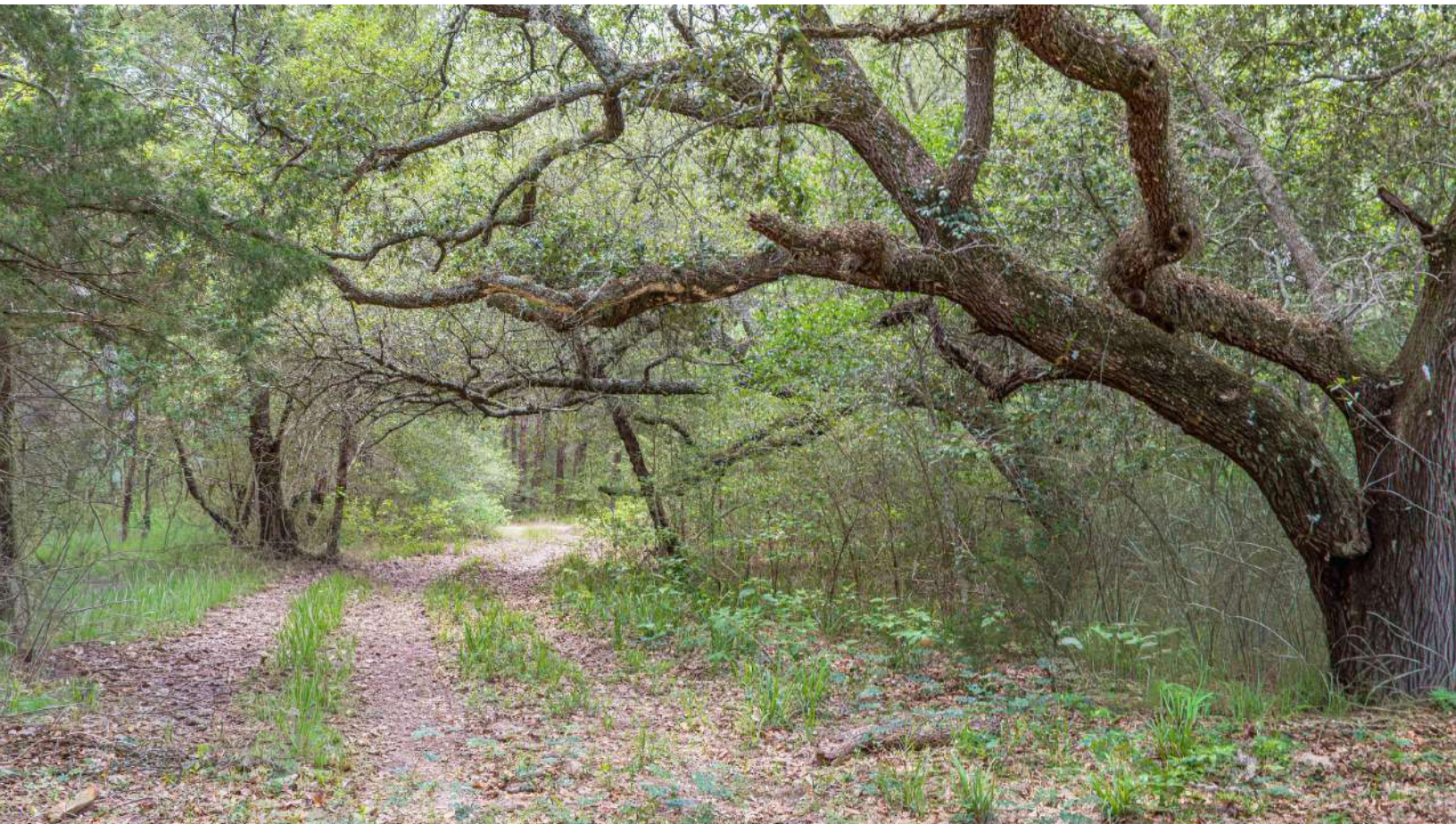
The property is accessed by a private deeded rock easement road, creating a secluded and peaceful setting while still remaining convenient to nearby communities including New Ulm, Cat Spring, and Columbus. The private entrance and surrounding large acreage ownership contribute to the quiet country atmosphere and privacy rarely found in today's market.

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LAND & TOPOGRAPHY.

The land features rolling elevations with multiple beautiful homesites offering scenic countryside views throughout the property. Scattered majestic live oak trees add character and natural beauty across the landscape, while the raw unrestricted acreage creates a blank canvas ready for a custom home, ranch improvements, recreational use, or future investment. The diverse terrain and natural setting make this tract well suited for a variety of uses.

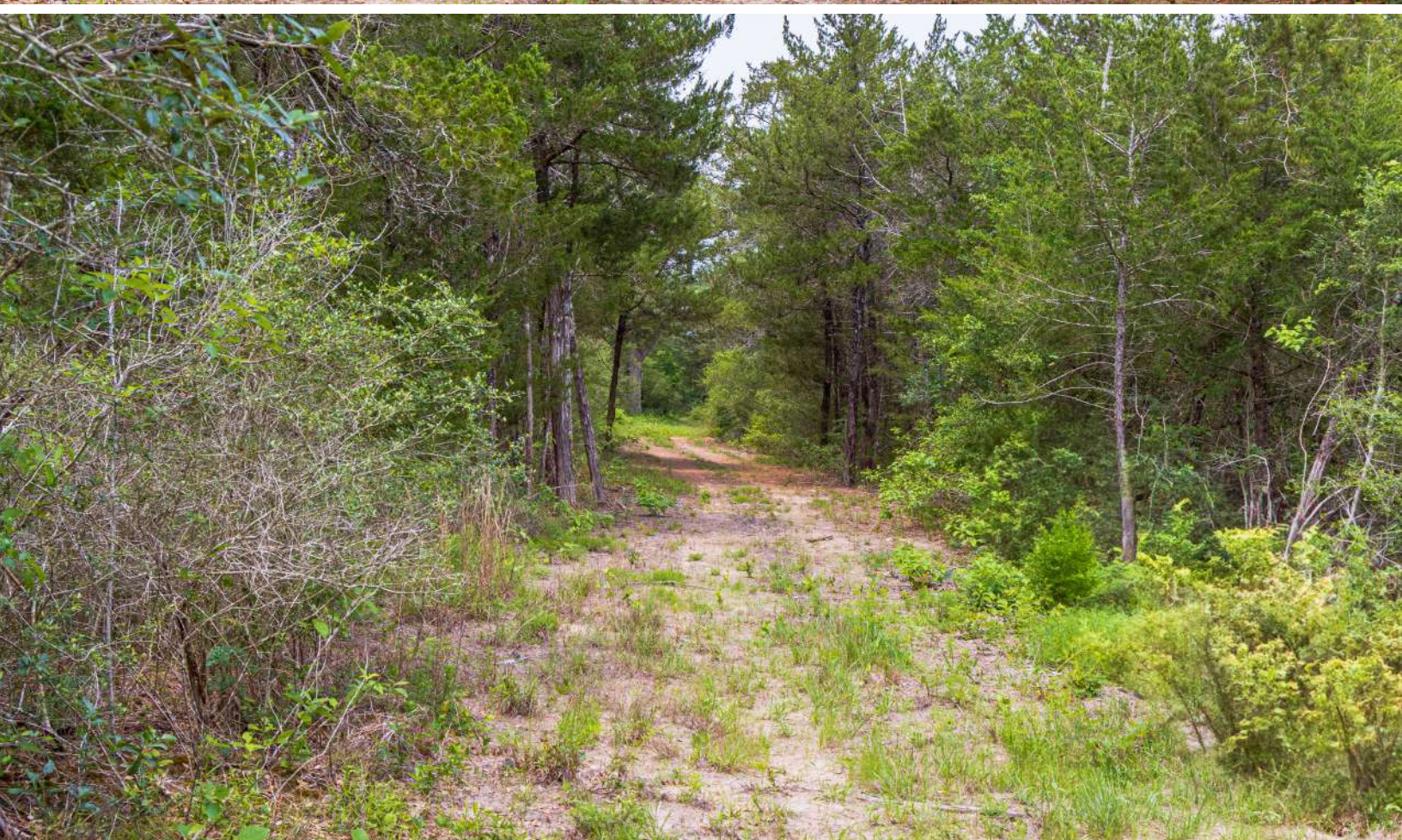


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WILDLIFE & RECREATION.

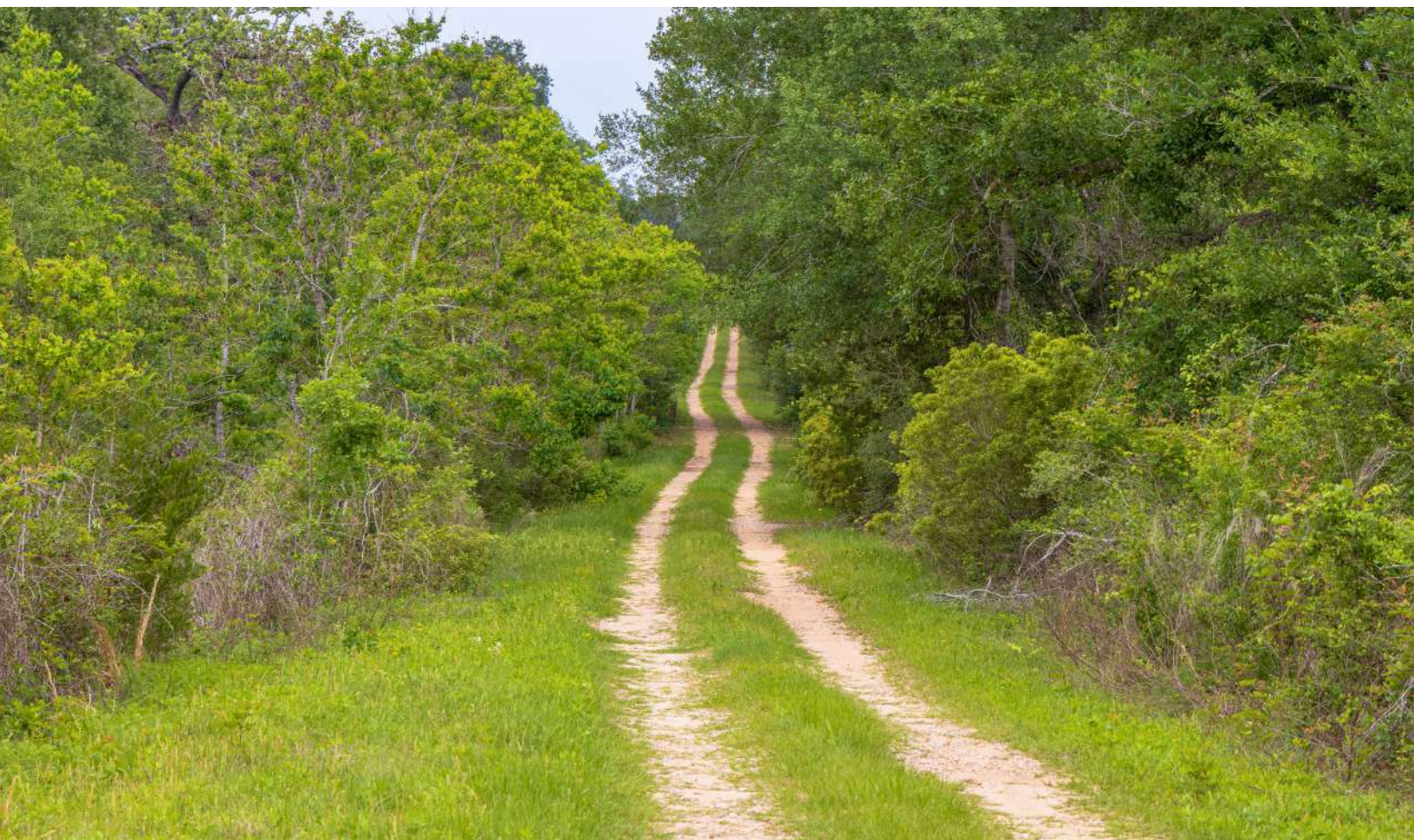
Abundant native wildlife including whitetail deer are frequently seen throughout the property, making it an ideal recreational escape for outdoor enthusiasts. The combination of wooded areas, open terrain, and surrounding ranchland provides an excellent habitat and peaceful environment to enjoy the outdoors.



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HIGHLIGHTS.

- 47± acres
- First time on the market
- Rolling elevations
- Scattered majestic live oak trees
- Multiple beautiful homesites
- Abundant wildlife
- Private setting
- Raw unrestricted land
- Private deeded rock easement road
- Located in the desirable New Ulm area of Austin County



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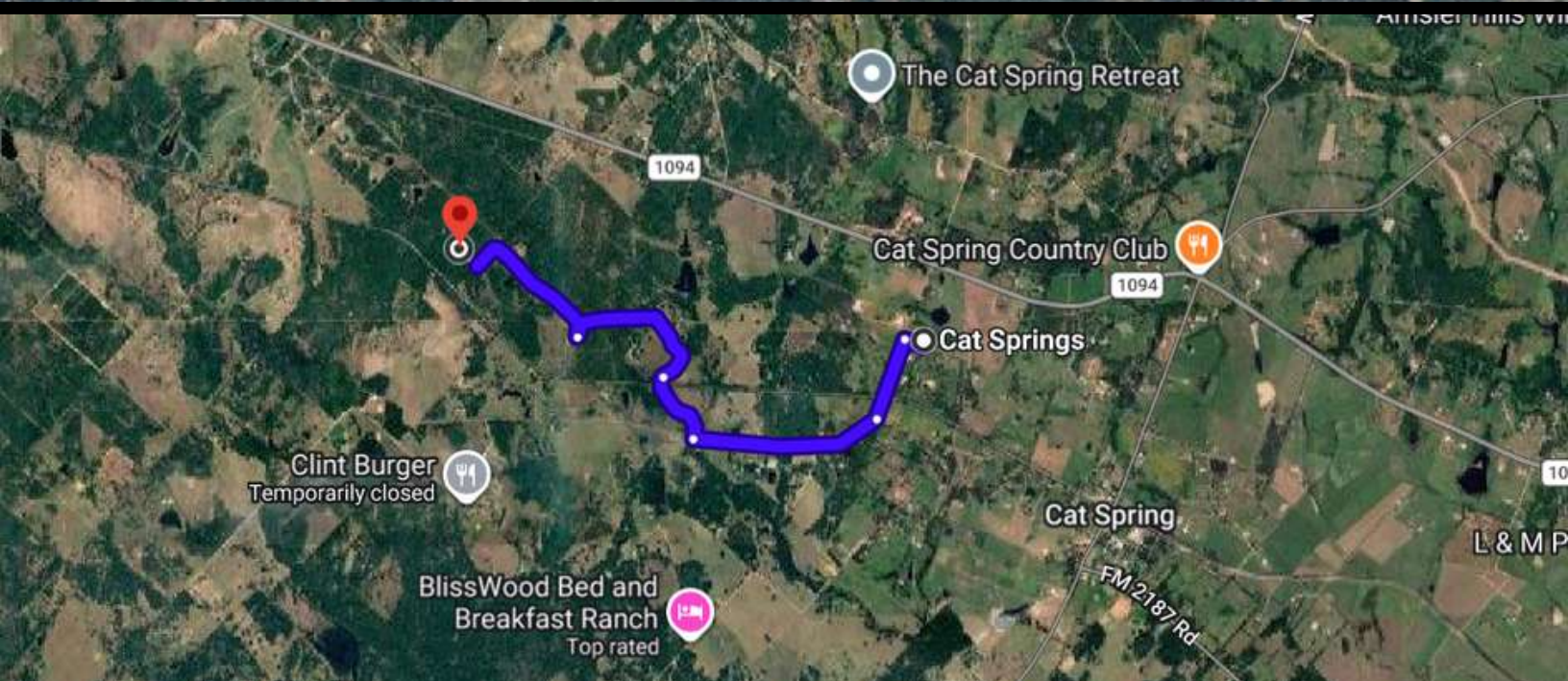
1771 WILPITZ RD. BROOKSHIRE, TX 77423

WALLER COUNTY





CLICK IMAGE FOR THE
INTERACTIVE MAP



NAVIGATION DIRECTIONS

From Cat Springs:

Take 949 north for 1.3 miles, turn left on FM 1094, travel 3.3 miles, property entrance will be on your left

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