PECAN WOOD ACRES
WASHINGTON COUNTY, TEXAS
This 83.5+/- acre property is a wonderful tract for both recreational and agricultural use. It features natural water sources provided by two ponds and a wet weather creek which attracts wildlife and provides water for the cattle. Each pond is stocked with bass. The rolling terrain is scattered with trees including huge Pecans and there is a nice building site nestled in the woods at the back. The property is currently ag exempt and has great working pens for cattle. It is located very close to Lake Somerville and Corp of Engineer lands. Lake Somerville offers excellent Largemouth Bass, Crappie, Catfish, White Bass and Hybrid fishing along with great recreational boating. Boat ramps are only minutes away at Rocky Creek Park and Yegua Creek Park.

Asking Price: $895,000  REDUCED: $849,000
ASKING PRICE: $849,000

FM 2780
Burton, Texas 77835

- Washington County
- Burton ISD
- Restrictions: No
- Acreage: ±83.5 AC.
- Est. Taxes: Approx. $43.11 (Per WCAD w/ Ag Exemp)
- Minerals: None
- Water: Wet-Weather Creek, 2 Ponds
- Exclusions: None
- Easements: Electric, pipeline; subject to existing oil & gas lease
- Terrain: Gently rolling with elevations ranging from approx. 300' to approx. 272'

The information contained herein has been obtained from sources that Hodge Real Estate deems reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.
Note:
The information contained herein are estimates. This is not a professional survey plat.
Use for graphical orientation only.
Average and measurements are subject to change.
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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FM 2780 BURTON, TEXAS 77835
DIRECTIONS: FROM BURTON, TAKE FM 1697 FOR APPROXIMATELY 0.7 MILE AND TURN RIGHT ONTO FM 2780. CONTINUE APPROX. 5.7 MILES AND PROPERTY WILL BE ON THE LEFT. LOOK FOR HODDE REAL ESTATE CO. SIGNS. NOTE: THERE ARE 2 ENTRANCES INTO THE PROPERTY.