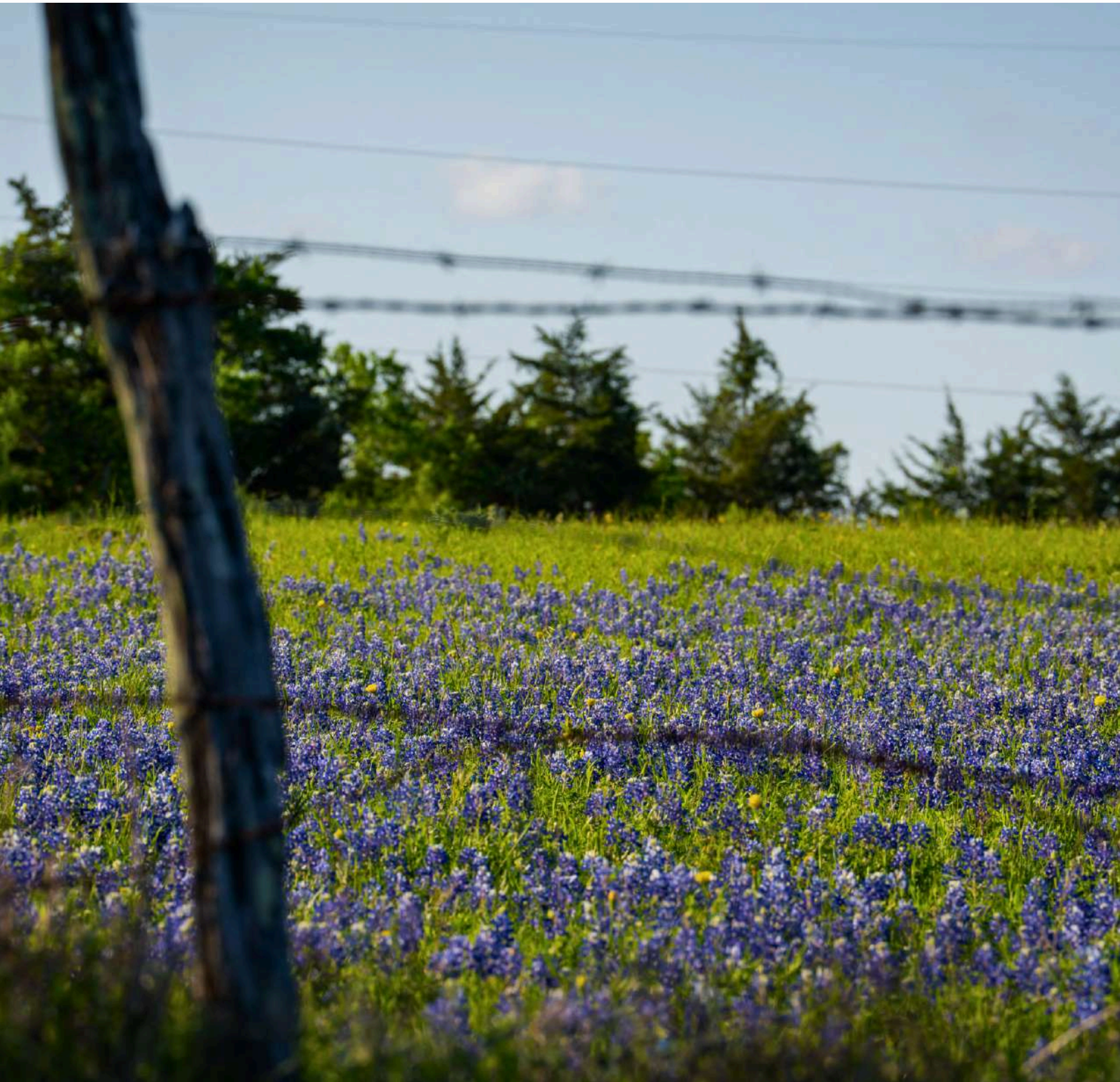


# 1070 MUEHR ROAD, WEIMAR, TEXAS, 78962

FAYETTE COUNTY

**98± ACRES | \$1,813,000**





Houston

Interstate 10

San Antonio

## PROPERTY DESCRIPTION.

Discover your dream ranch retreat situated 90 mins from Houston, Austin, and San Antonio! This pristine +-98 acre property offers lush pastures, mature trees, picturesque ponds, and abundant wildlife. Ideal for ranching, hunting, or peaceful country living you will never get tired of the views. Enjoy tranquil sunsets over fields of Texas bluebonnets, Live Oaks, and gentle rolling terrain. A small camp house offers comfortable accommodations while a wet weather creek bottom holds wildlife for hunting or enjoying from the camp porch. Perimeter fencing, extensive road frontage, and low agricultural taxes add to the appeal. Easy access to I-10 ensures city convenience without sacrificing rural tranquility. There are several ideal homesite locations for those looking to build their custom home. Don't miss this rare opportunity to own one of the most scenic and versatile properties in Fayette County.

Muehr Rd.

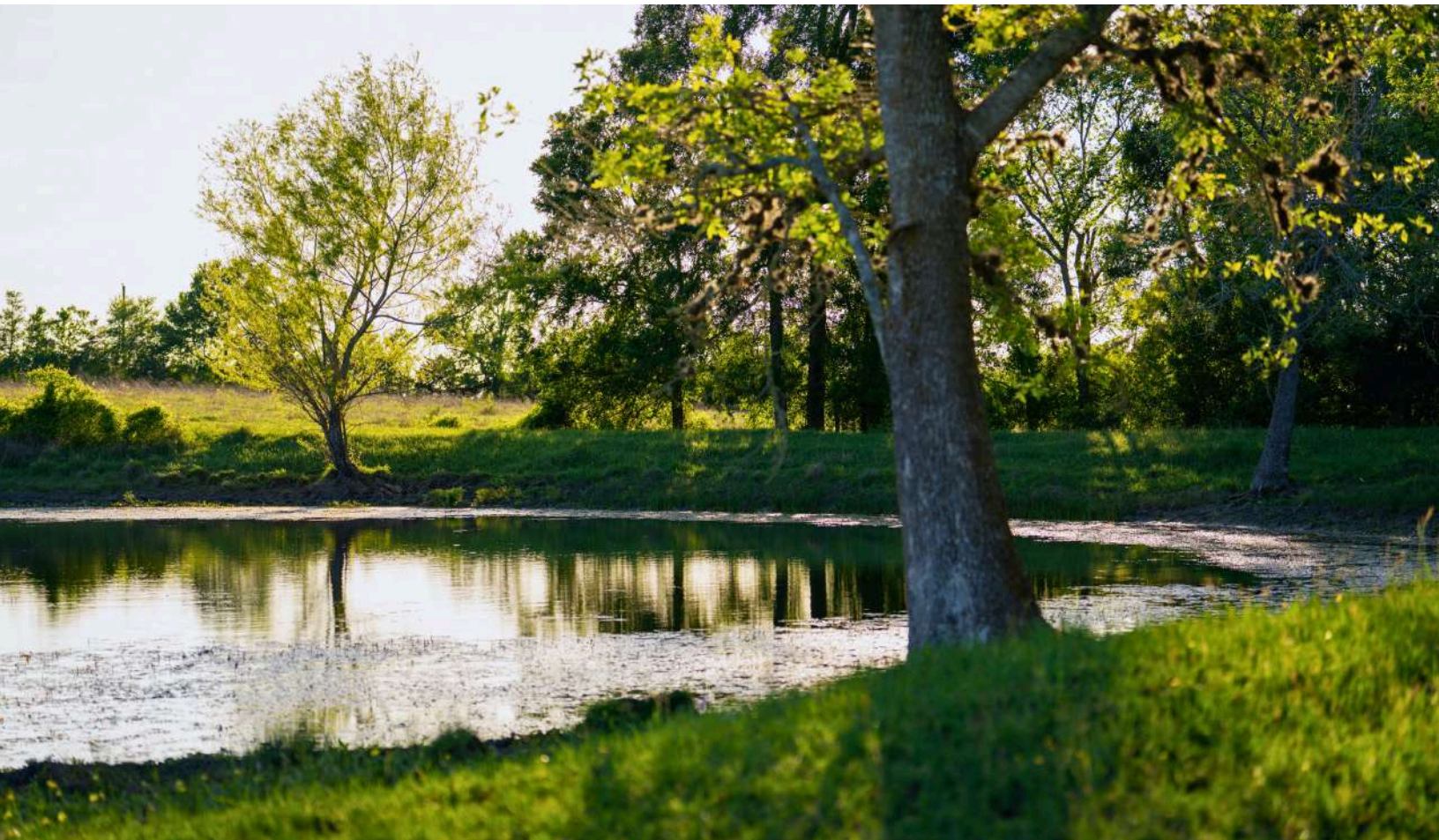
Landgon Rd.

ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT WARRANTED BY THE MOCK RANCHES GROUP. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.



# PROPERTY TYPE

Acreage, Home, Cattle Ranch, Ranch,  
Recreational Land, Hunting Land,  
Agriculture Business, Equestrian Property,  
Farm, Fishing Land



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# 1070 MUEHR ROAD, WEIMAR, TEXAS, 78962

## FAYETTE COUNTY



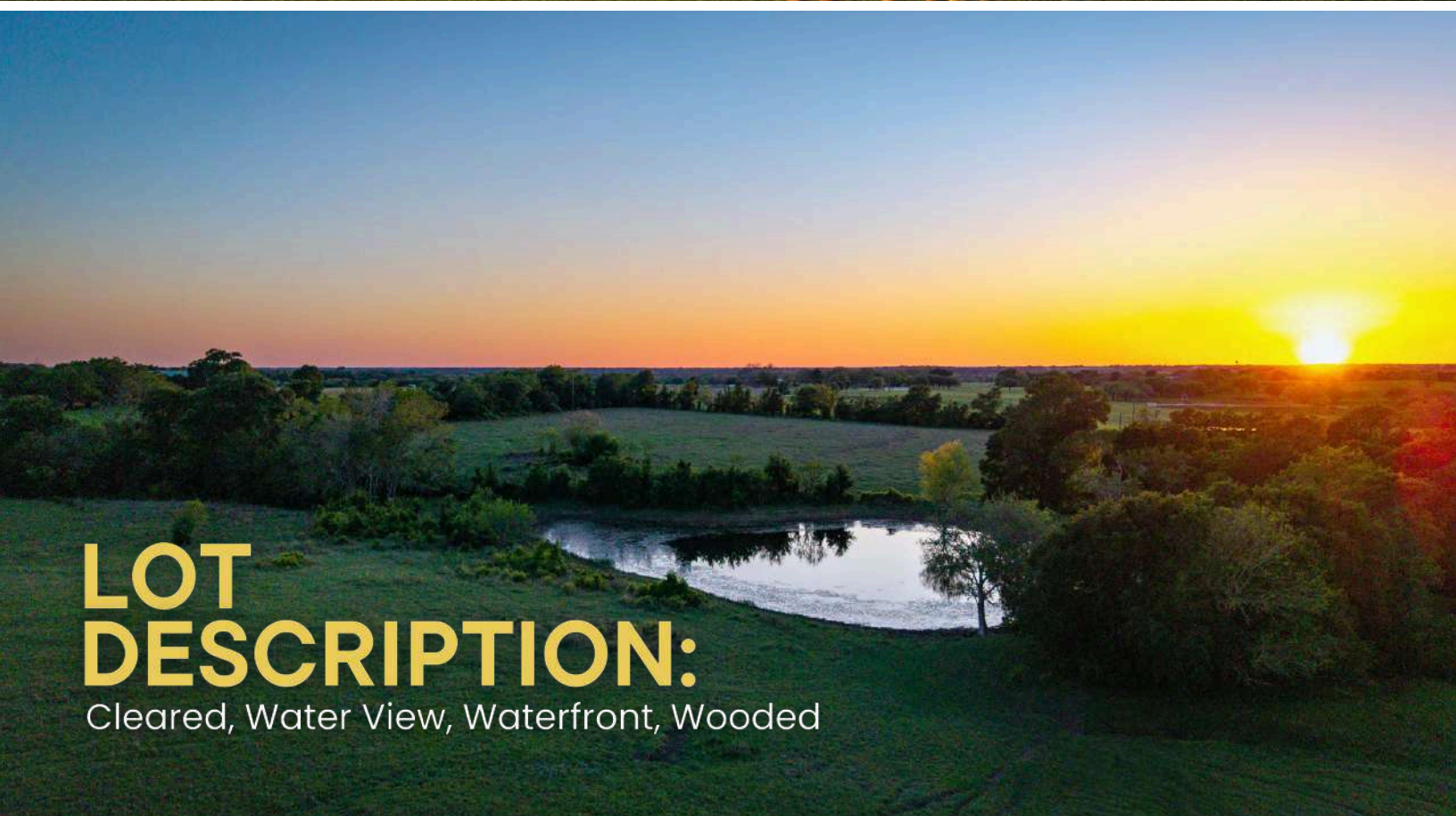
## PROPERTY FEATURES

Pond, Home, Hunting, Fishing, Water Well,  
Electricity



# 1070 MUEHR ROAD, WEIMAR, TEXAS, 78962

## FAYETTE COUNTY



## LOT DESCRIPTION:

Cleared, Water View, Waterfront, Wooded



# 1070 MUEHR ROAD, WEIMAR, TEXAS, 78962

## FAYETTE COUNTY







## DRIVING DIRECTION.

### From I-10 E:

Take Exit 677 (US-90), turn right on US-90 W. Then left on Bird House Hill Rd, left on FM1579, right on Langdon Rd, and left on Muehr Rd. Property is on the left.

### From I-10 W:

Take Exit 677 (US-90 W), turn left on US-90 W. Then left on Bird House Hill Rd, left on FM1579, right on Langdon Rd, and left on Muehr Rd. Property is on the left.



## CHAD ANDRUS, ALC

Accredited Land Specialist

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832-402-9211

www.mockranches.com



**MOCK RANCHES GROUP**  
— kw —  
GLOBAL LAND MARKETING



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# Ranch. financing made simple



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**Anthony Vaughan**