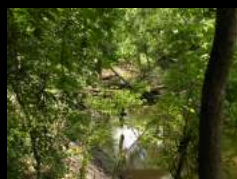




**"On The Square"**  
 10 N Holland St  
 Bellville, TX 77418  
 Phone: (979) 865-3558  
 Email: monkre@att.net  
 www.monkrealstate.com

## 73.4 Acres ~ 5705 FM 159 West



### ***Rolling Wooded Land With Road Frontage on 159, West of Bellville***

Property has hills gently rolling down to frontage on the West Fork of Mill Creek. Mix of Mature trees, Post Oaks, Water Oaks, Black Walnut, Elm and Ash are some of the species amidst the rolling hills. Property is fenced except for the creek frontage. Great wildlife parcel with whitetail deer, small mammals, hogs and native birds. Currently under wildlife use for Ag exemption.

**Listing No: #895**

**Price: \$844,100 ~ \$11,500. P/A**

TRRN #: 102916		PROPERTY SPECIFICATIONS				MLS #: 52072048
Property Type	Acreage	Acreage	73.4	County	Austin	
Taxes	Unknown	Improvements	None	Nearest Town	Bellville	
Minerals	None	Soil	Mixed	School Dist.	Bellville ISD	
Royalties	None	Trees	Heavily Wooded	Hunting	Small Game	
Road	Asphalt	Terrain	Rolling	Ponds/Lakes	Creek	
Water	None	Grasses	Native	Easements	Utility	
Terms	Cash or Conventional Loan		Prop. Tax I.D. R000020366—LOT 3881693			

**Directions:** From Austin County Courthouse take Main St 0.89 miles. Slight left onto HWY 159 West and travel 5.27 miles. Property is on the left.

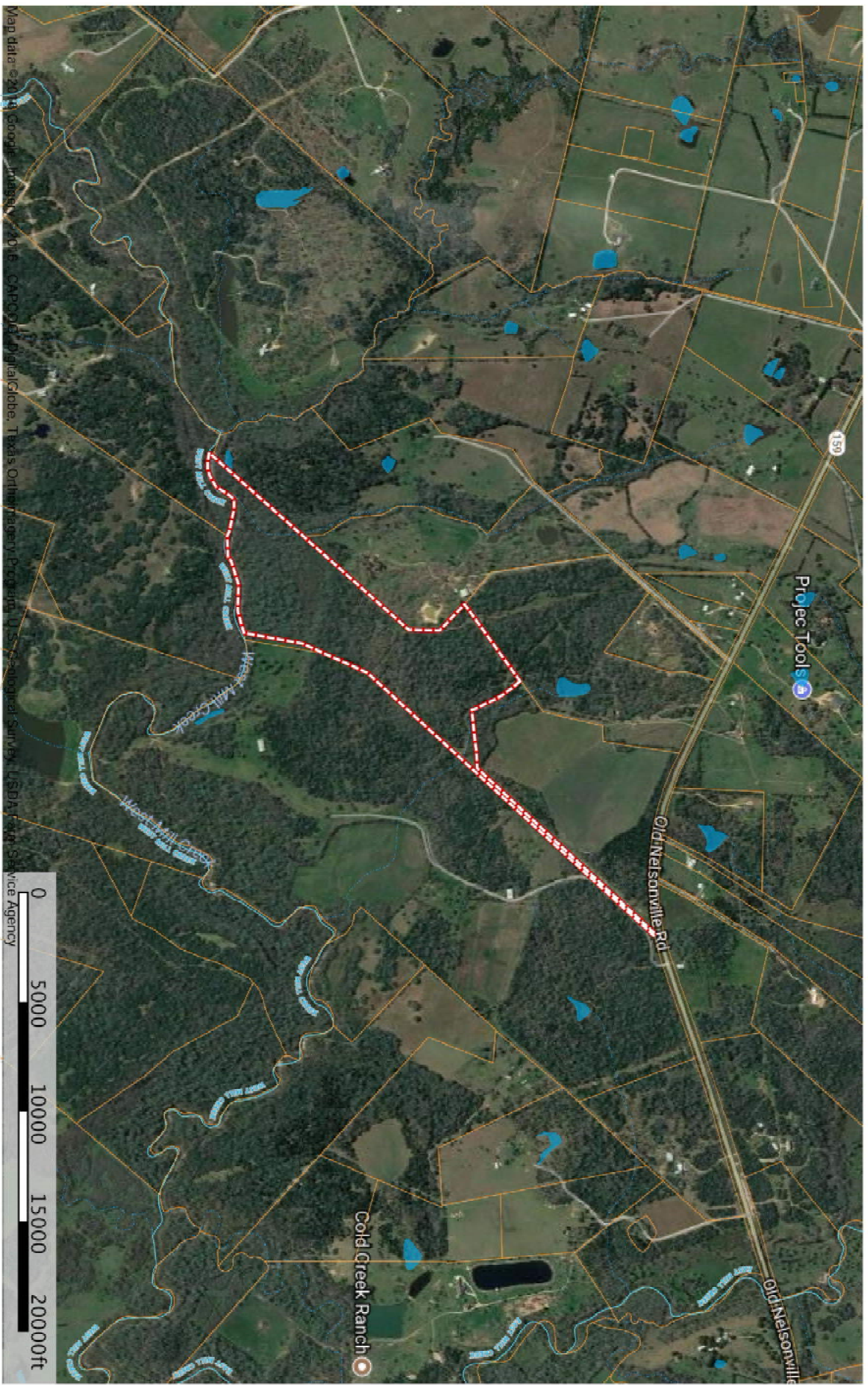


\*Specification accuracy is not guaranteed, but approximated to the best of our knowledge.



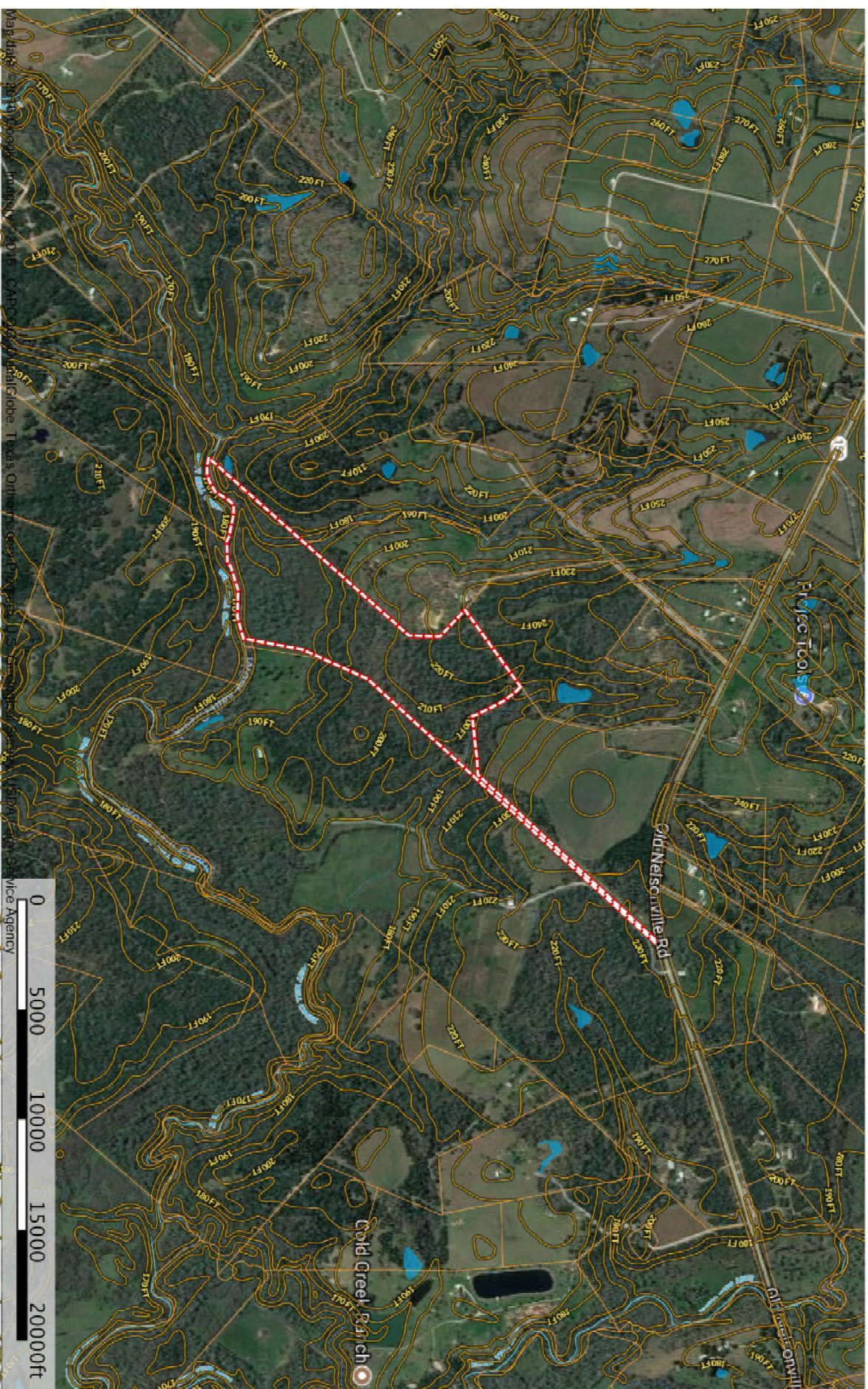


5705 hwy 159  
Austin County, Texas, 73 AC +/-





5705 hwy 159  
Austin County, Texas, 73 AC +/-



Boundary  
Stream  
River/Creek  
Water Body

J Frank Monk Real Estate  
P: (979)-865-3558 monkre@att.net 10N Holland St, Belville, TX 77418

SIGN R. BOSTICK  
SURVEY, A-122

AND T. DAVIS  
SURVEY, A-166

RICHARD GRAHAM  
SURVEY, A-172

STEPHEN F. AUSTIN FOUR (4)  
LEAGUE GRANT  
A-4  
AUSTIN COUNTY, TEXAS

