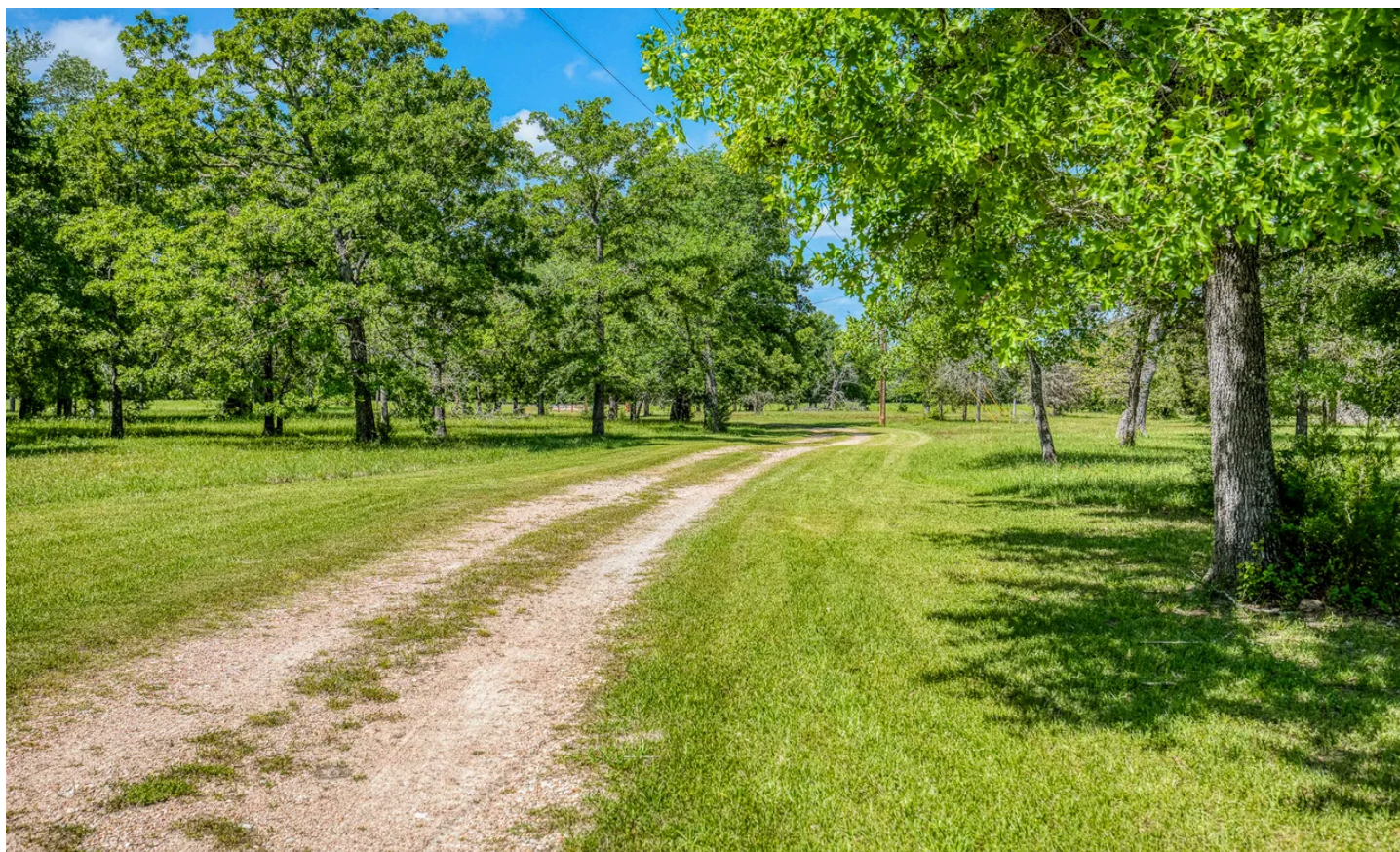


Fletcher Farm
12018 FM 2620
Bedias, TX 77831

\$1,000,000
33.590± Acres
Grimes County



Fletcher Farm
Bedias, TX / Grimes County

SUMMARY

Address

12018 FM 2620

City, State Zip

Bedias, TX 77831

County

Grimes County

Type

Farms, Residential Property, Horse Property

Latitude / Longitude

30.644836 / -95.865823

Dwelling Square Feet

2837

Bedrooms / Bathrooms

4 / 2.5

Acreage

33.590

Price

\$1,000,000

Property Website

<https://ranchrealestate.com/property/fletcher-farm-grimes-texas/79085/>



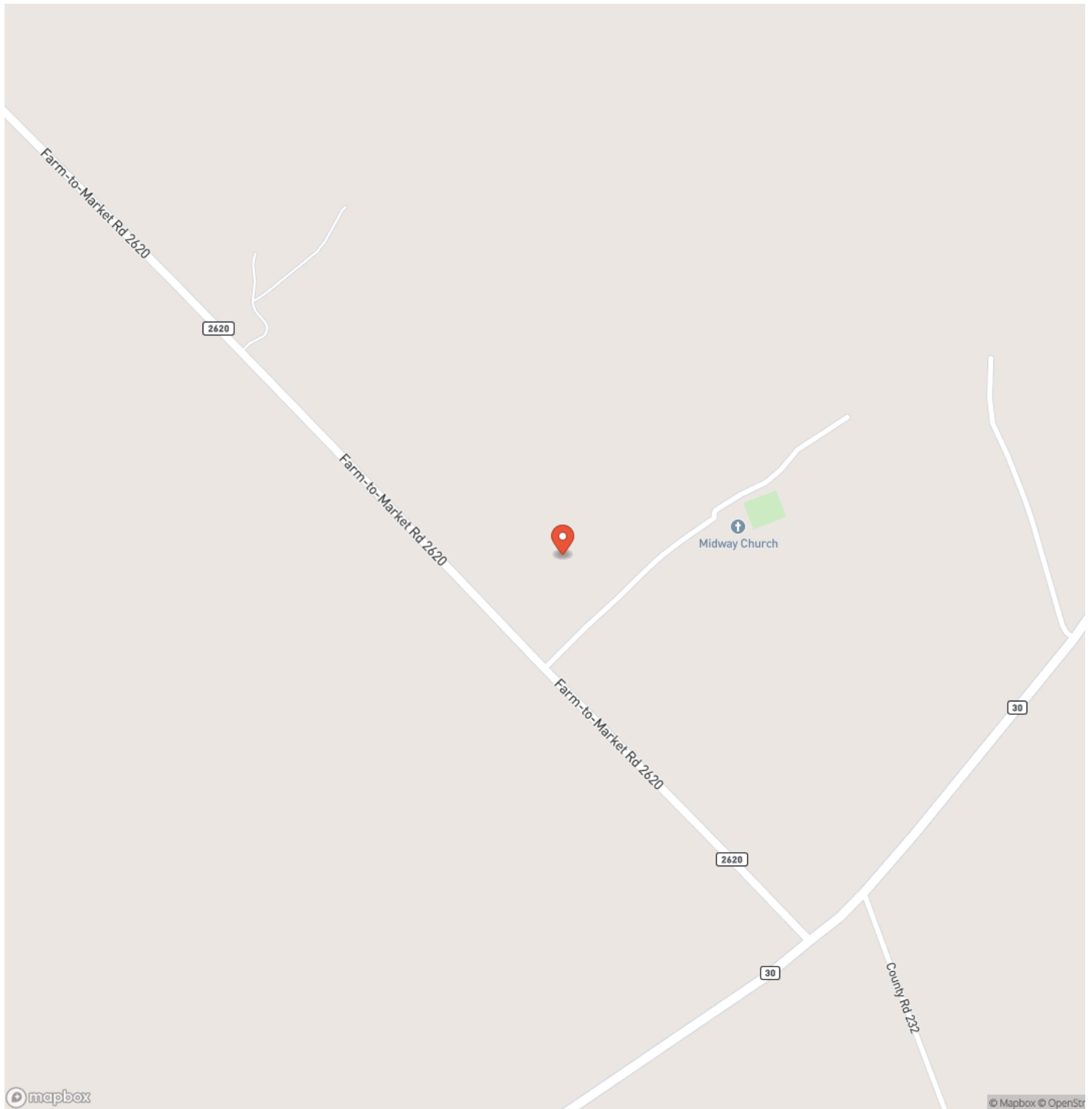
PROPERTY DESCRIPTION

Welcome to the Fletcher Farm. This property is just over 33 acres that has something for everyone. As you pull into the driveway, the custom home sits right in the middle of the property. The kitchen, dining, and living room make a great place for the entire family to come together. The main home boasts 3 bedrooms, 2.5 bathrooms with an office (optional fourth bedroom) and a separate guest suite upstairs. Upon exiting the 2.5 car garage, you can walk right out to a large red shop that is divided into a ventilated workshop, mechanic shop, and small apartment. Additional improvements include a two stall horse barn with a feed and tack room, a carport to park your tractor or buggy, and an 8x50 storage container. The property is a great mixture of trees, pasture and a large pond for fishing. Property is currently under Ag exemption. ANDERSON-SHIRO SCHOOL DISTRICT. 15 miles to Anderson, 20 miles to Huntsville, and 30 miles to College Station. Come and make this property your new home today!

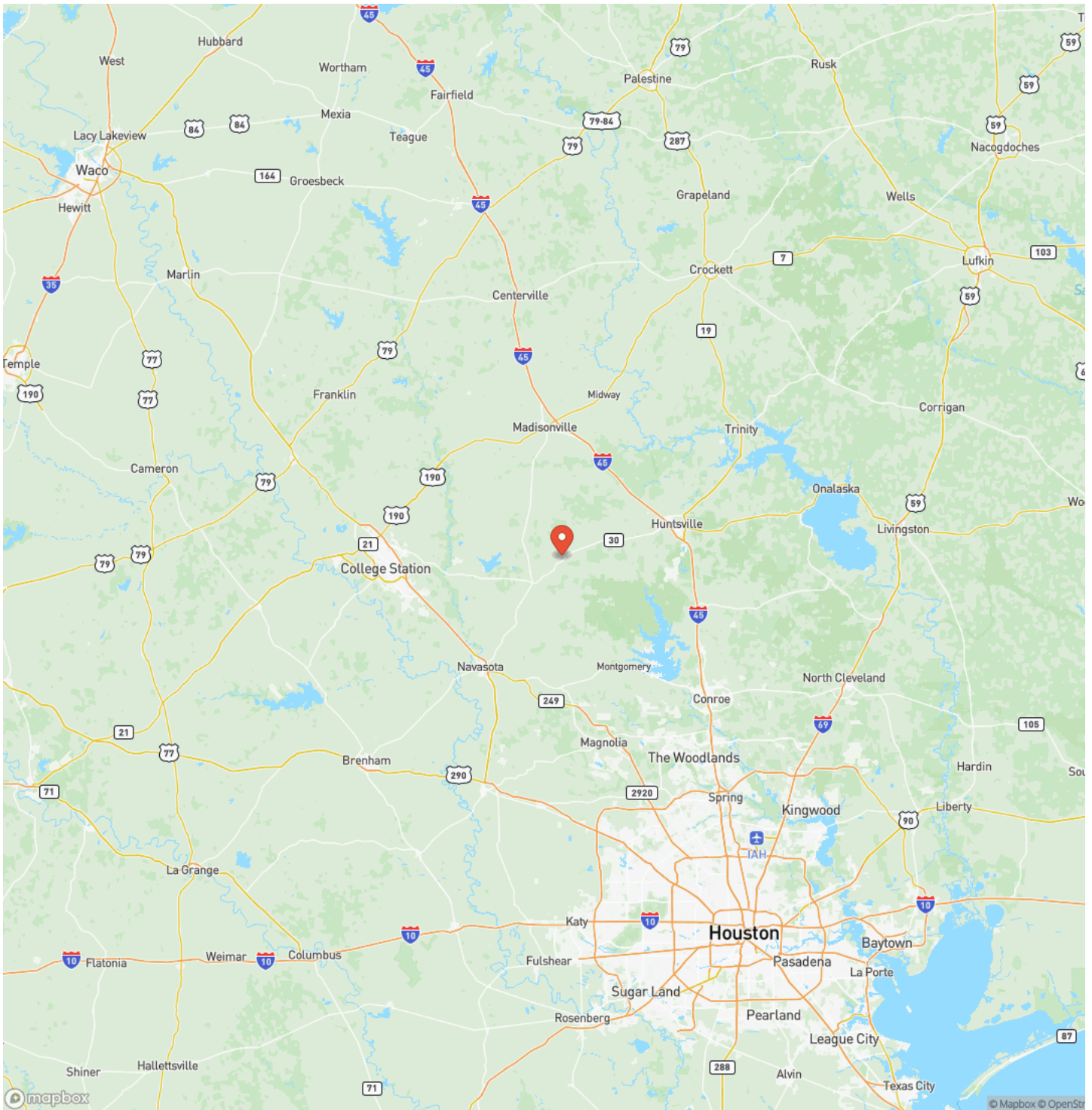
Fletcher Farm
Bedias, TX / Grimes County



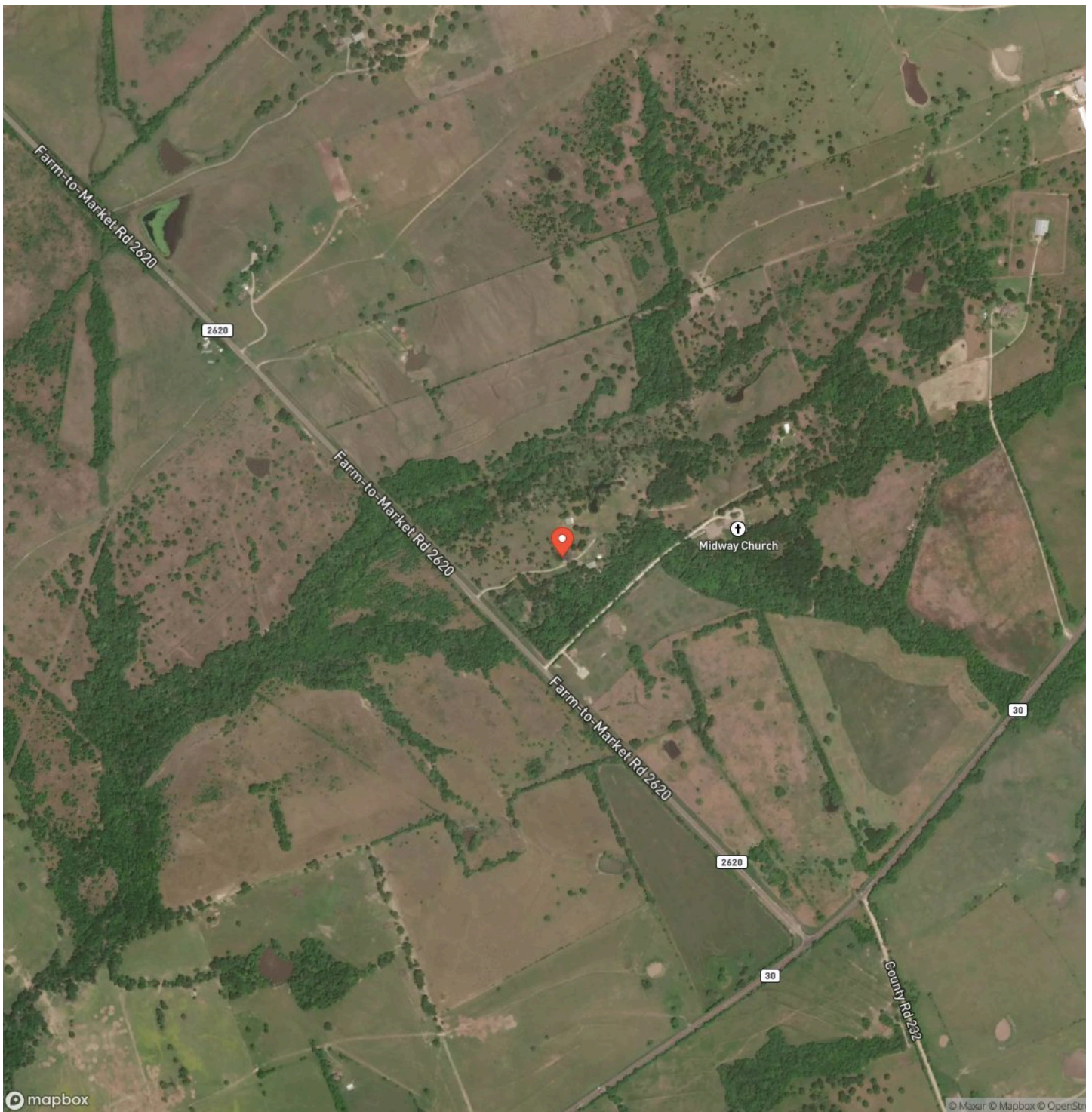
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Whitley Fisher

Mobile

(830) 460-0839

Email

Whitley@CapitolRanch.com

Address

City / State / Zip

NOTES

[illegible]

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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