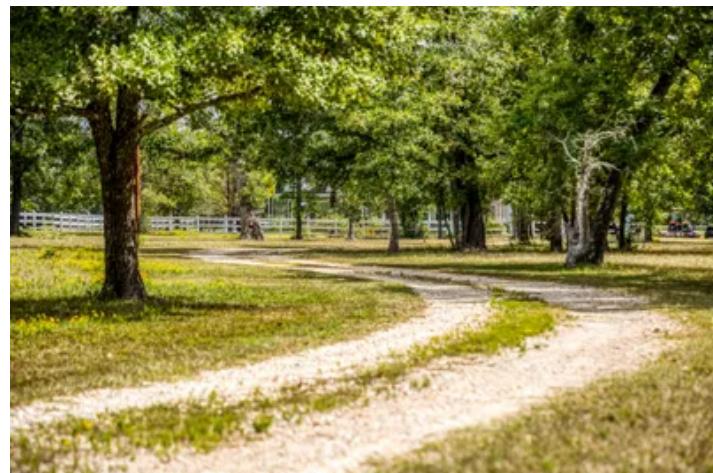


**Fletcher Farm**  
12018 FM 2620  
Bedias, TX 77831

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



**Fletcher Farm**  
**Bedias, TX / Grimes County**

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**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/>



**Fletcher Farm  
Bedias, TX / Grimes County**

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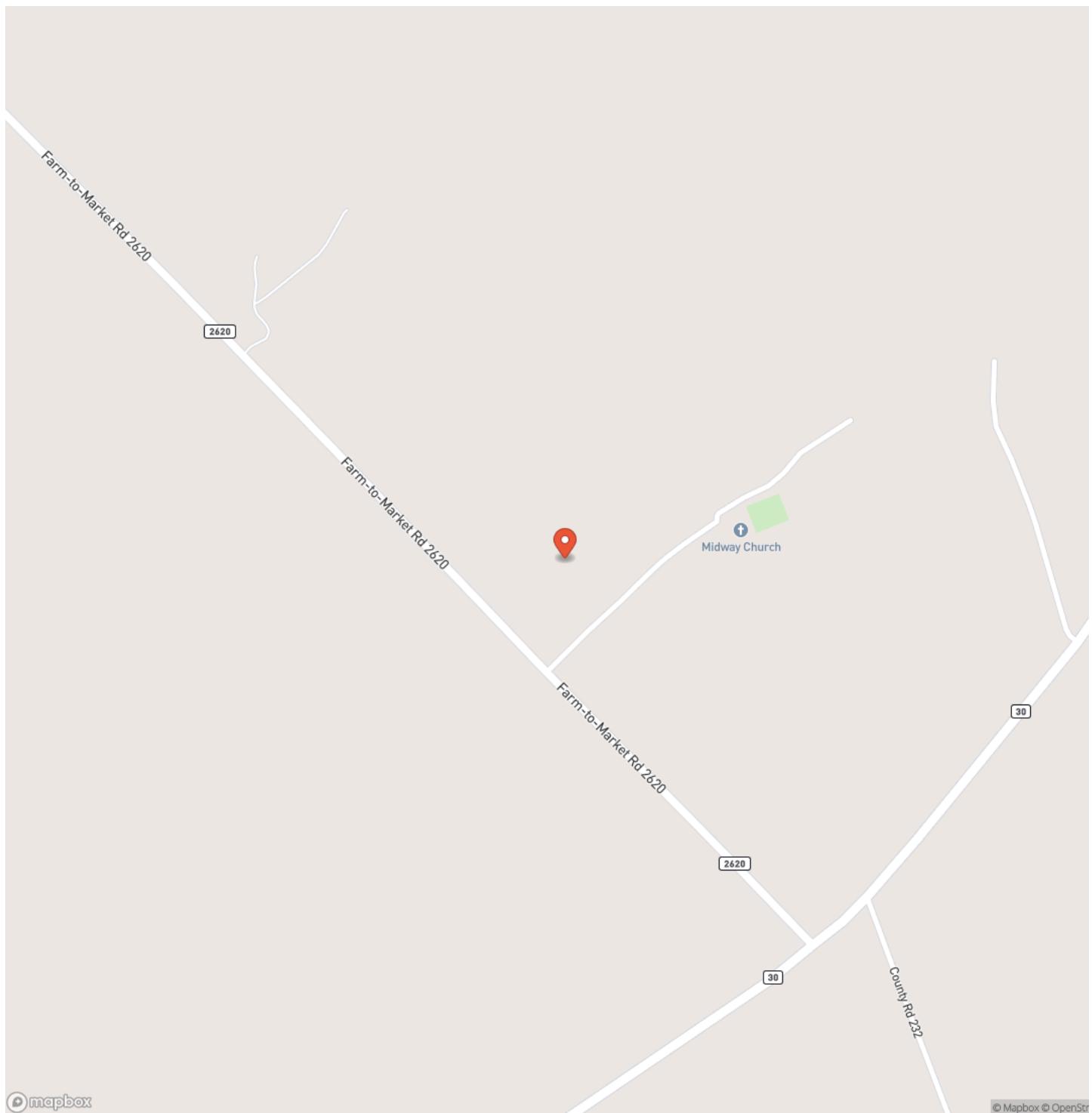
**PROPERTY DESCRIPTION**

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!

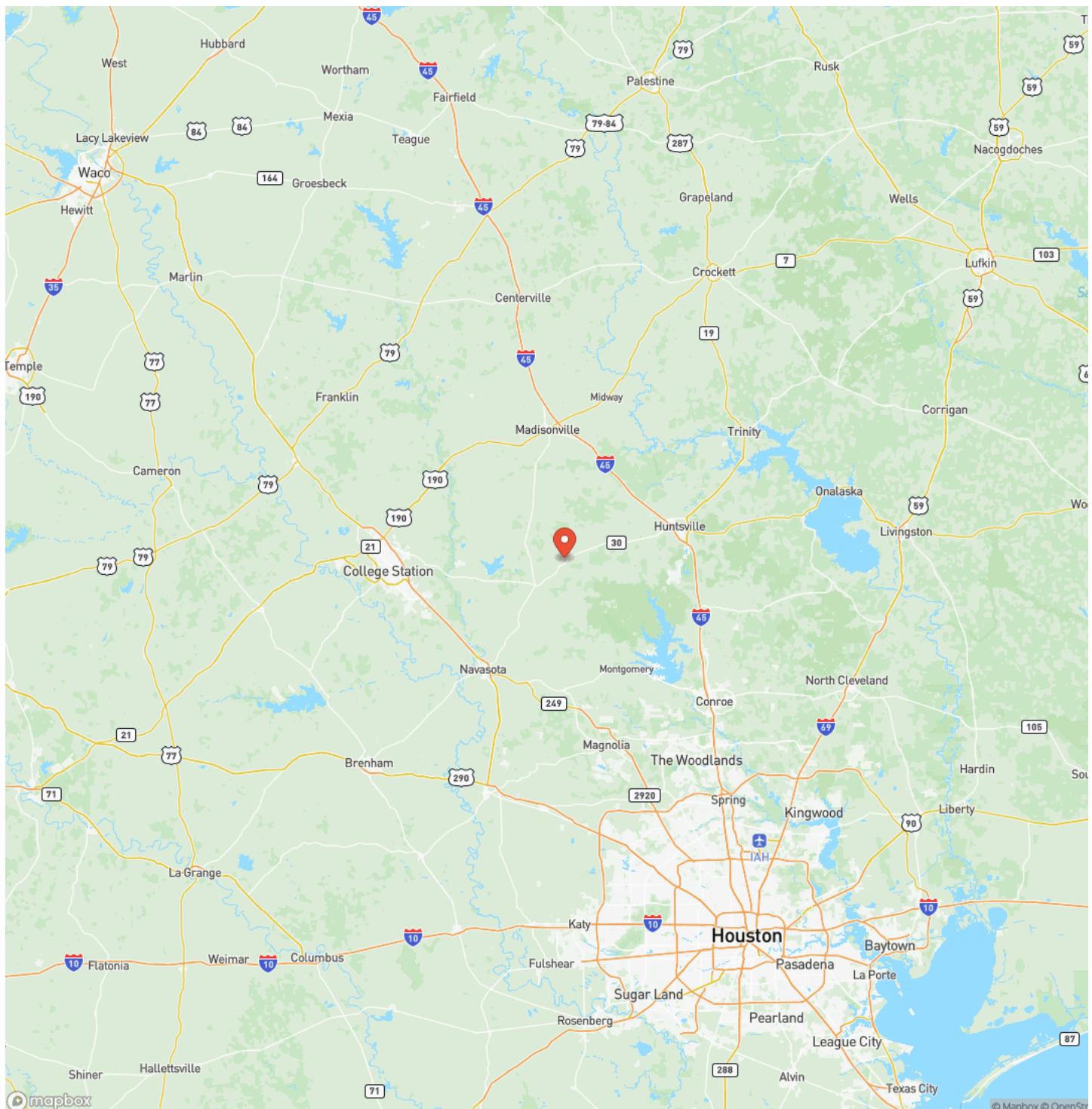
**Fletcher Farm**  
**Bedias, TX / Grimes County**



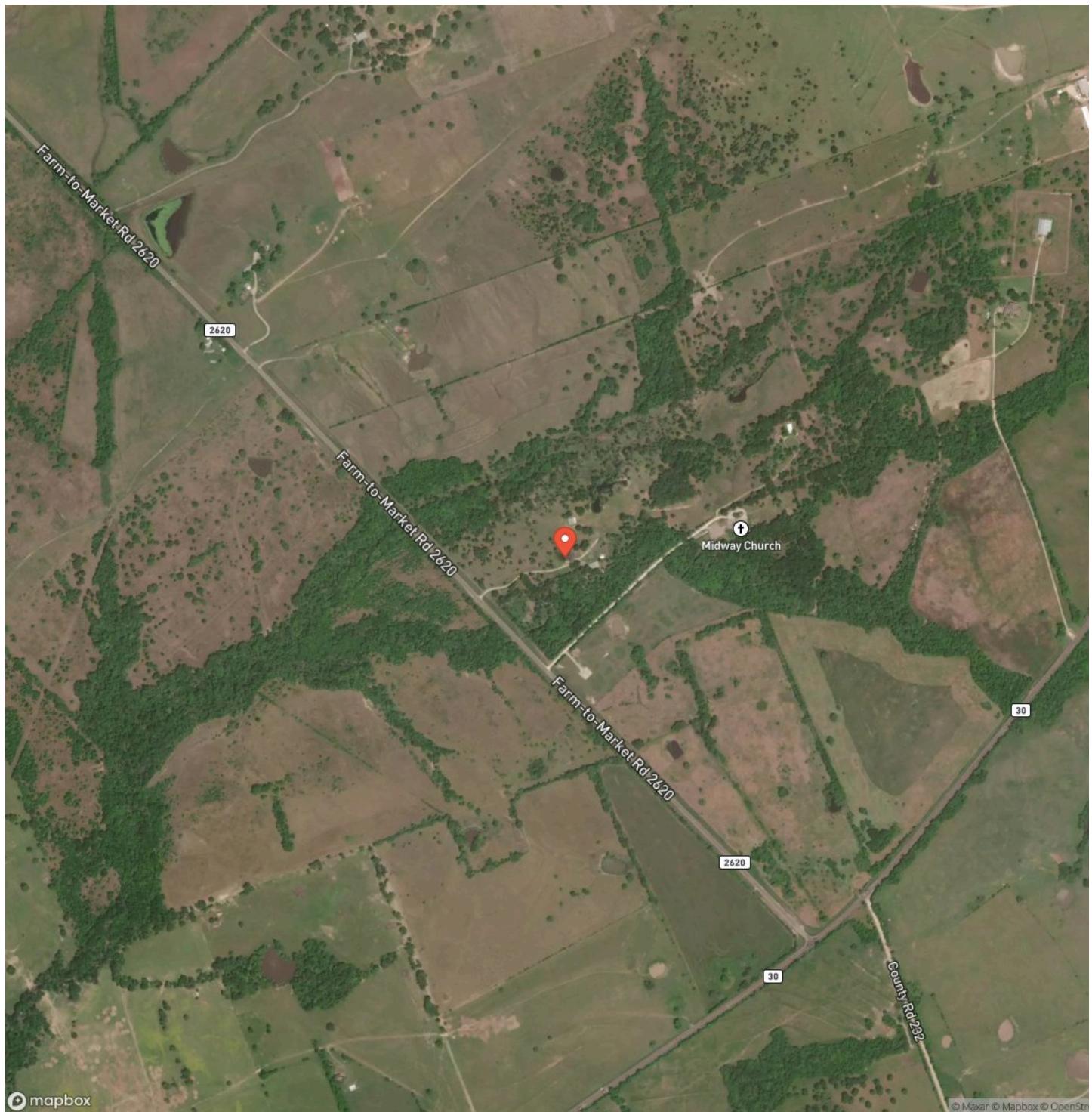
## Locator Map



## Locator Map



## Satellite Map



## **Fletcher Farm Bedias, TX / Grimes County**

## **LISTING REPRESENTATIVE**



## Representative

Whitley Fisher

## Mobile

(830) 460-0839

## Email

Whitley@CapitolRanch.com

## Address

**City / State / Zip**

## NOTES



## NOTES

## **DISCLAIMERS**

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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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