



# BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$432,000  
**Type:** Acreage (Farm & Ranch)  
**Address:** FM 2502  
**City/County:** BURTON, Washington County  
**Acreage:** ~32.00 Acres  
**ID No.:** 94056  
**Listing Name:** HILLTOP ACRES  
**Status:** Active

With incredible mile-long views, a great hilltop building site, a large pond, and improved hay pastures, these 32 acres are tough to beat. The property is located with quick access to Hwy 290, making it a perfect spot to build a weekend get-a-way or new country home. If you're looking for a quiet place to build, look no further.

**Call Chris Kamprath at 409-594-7730 for more information**



Land Features	Other	Financing
<ul style="list-style-type: none"> <li>▪ Paved FM Road Frontage</li> <li>▪ Minerals Conveyed: None</li> <li>▪ Large Pond</li> <li>▪ Improved hay pastures</li> <li>▪ Great hilltop views</li> </ul>	<ul style="list-style-type: none"> <li>▪ School District: Burton ISD</li> <li>▪ Taxes: (qualifies for ag exemption)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cash</li> <li>▪ Conventional</li> </ul>
<p><b>Directions:</b> Heading west on Hwy 290, make a left turn on FM 2502 just after Burton. The property will be on the right hand side. Look for Bevers Real Estate sign out front.</p>		
<p>No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.</p>		