

\$1,135,000 - 1601/1677 Walnut St Street, New Ulm

MLS® #1927891

\$1,135,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 34.87 Acres

none, New Ulm, TX

This UNRESTRICTED acreage in the country is approximately 45 minutes from Houston and will not last long on the market!! The +/- 35 acreage (pending a survey) is waiting to be enjoyed and is the perfect place to build a nice home or weekend cottage. Properties like this rarely come onto the market and it is an estate. The back +/- 33 acres is accessed by easement (1677 Walnut Dr) but typically utilized by owners of the property only/sellers are willing to obtain a release on the easement.

The +/- 2 acres that fronts Walnut Dr. rolls upward gently and is fenced on three sides. There are 2 electric loops and meters in place (Bluebonnet Electric) and is easily transferrable to a new owner. One water well upon the land toward the back on a huge hill where you can see for miles on a clear day. You may also tie into the New Ulm Water Supply Corporation, your choice. There is also a huge metal carport that will easily house an RV or trailer.

All elements are present for your country living needs and this land is a rare treasure. Many trees inhabit the acreage with sandy soil (great for horses) and the neighborhood is very quiet.

A maintained county paved road lends to the convenience of living in the country and affords easy on and off access for your RV or travel trailer.

Make an appointment today and travel to this much sought after beautiful country area of New Ulm in Austin County. Life is better in the



country and the city is a just around the corner. You are welcome!

Essential Information

ListingFeed	abor_vow
MLS® #	1927891
List Price	\$1,135,000
Sale Price	\$1,015,636
Sale Date	July 25th, 2024
Bathrooms	0.00
Acres	34.87
Type	Lots and Acreage
Sub-Type	Other
Status	Closed

Community Information

Address	1601/1677 Walnut St Street
Subdivision	none
City	New Ulm
County	Austin
State	TX
Zip Code	78950-Unit

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Water Connected, Sewer Not Available
Features	None
View	Pasture
Waterfront	None

Exterior

Lot Description	Agricultural, Farm, Gentle Sloping, Rolling Slope, Many Trees, Trees Large Size
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School Information

District	Bellville Isd
Elementary	Outside School District
Middle	Outside School District

High

Outside School District