

# \$1,427,000 - 9275 Weedon Loop, Bryan

MLS® #3986602

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## \$1,427,000

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 55.78 Acres

9999 - OTHER, Bryan, TX

Welcome to a 55.78-acre haven--with a blend of native oak and yaupon, offering open pastures for hay/livestock plus mature trees & fenced for privacy. This property is a canvas for dreams â€” ideal for agriculture, homesteading, or future residential development. Nestled within is a 2,940 sq.ft. home w/ hill-country charm & amazing interior architecture, awaiting restoration. This dwelling, a hidden gem, holds the promise of a unique blend of modern amenities and timeless charm. The open-concept layout offers 3 bedrooms, 2.5 baths, a massive stone fireplace, music/art parlor and cathedral ceilings that provide a spacious canvas for your vision. But it's not just a house; it's a project of passion, an opportunity to breathe new life into a structure that can serve as the heart of your estate or special events venue. Additional buildings include a cabin, woodshop and horse barn. Seize the chance to create a living masterpiece on this unrestricted blank canvas. Whether you envision a small-scale farm or ranch, a garden paradise getaway, or a sanctuary for wildlife hunting or preservation, the possibilities are as vast as the property itself. Or if residential development is the vision, the property's size and composition make it an ideal canvas for creating a thoughtfully planned neighborhood, where homes can coexist harmoniously with the breathtaking landscape of Brazos Valley nature. Welcome to a sanctuary where dreams take root and possibilities unfold.



## Essential Information

ListingFeed	abor_vow
MLS® #	3986602
List Price	\$1,427,000
Sale Price	\$1,427,000
Sale Date	February 5th, 2024
Bathrooms	0.00
Acres	55.78
Type	Lots and Acreage
Sub-Type	Multiple Parcels
Status	Closed

## Community Information

Address	9275 Weedon Loop
Subdivision	9999 - OTHER
City	Bryan
County	Brazos
State	TX
Zip Code	77808

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Water Available
Features	None
View	Rural, Trees/Woods
Waterfront	Creek

## Exterior

Lot Description	Agricultural, Trees Large Size, Trees Medium Size
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## School Information

District	College Station Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District

## Additional Information

Zoning	104
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