

**FOR  
SALE**

**The Ranches at Buffalo Creek**  
**Kenney, Texas**  
10 to 40 Acre Estate Tracts Available

**W** WEHDEM GROUP  
979-431-1007





## *10 – 40 Acre Estate Tracts | Kenney, Texas*

These properties are located just off Hwy 36 between Brenham & Bellville in northern Austin County.

Tracts vary with a mix of rolling meadows with scattered trees to the more wooded and tree-lined Buffalo Creek along the western side of the ranch.

Several home sites to choose from that have easy access and great views of the Texas sunset. Each tract will have driveway access from either FM 2754 or Tegeler Rd.

This location provides the privacy of the country setting, but proximity to shopping, grocery, and restaurants in only a 15-minute drive... and it's also just down the road from the famous Kenney Store.

Each property is ag exempt and is appropriately deed restricted to enhance the community.

Minerals are negotiable.

Paved and county road frontage and access.

Electricity is on-site.

\*Tract sizes and dimensions are subject to change.





# TRACT LAYOUT // Ranches at Buffalo Creek

*\*Boundary lines are approximate and subject to change*



## **TRACT PRICING & INFO**

\*Proposed Tracts shown may be adjusted by mutual agreement, and actual acreages will be determined by Survey.

\*Property will be appropriately deed restricted by Seller (no mobile homes, etc.)

\*MINERALS: Some Negotiable   \*UTILITIES: Electricity is on-site; Well; County Water Available

**TRACT 1: \$1,150,000 | 27 Acres | Entrance on Tegeler Road**

**TRACT 2: \$1,520,000 | 40 Acres | Entrance on FM 2502**

**TRACT 3: \$486,000 | 10.8 Acres | Entrance on FM 2502**

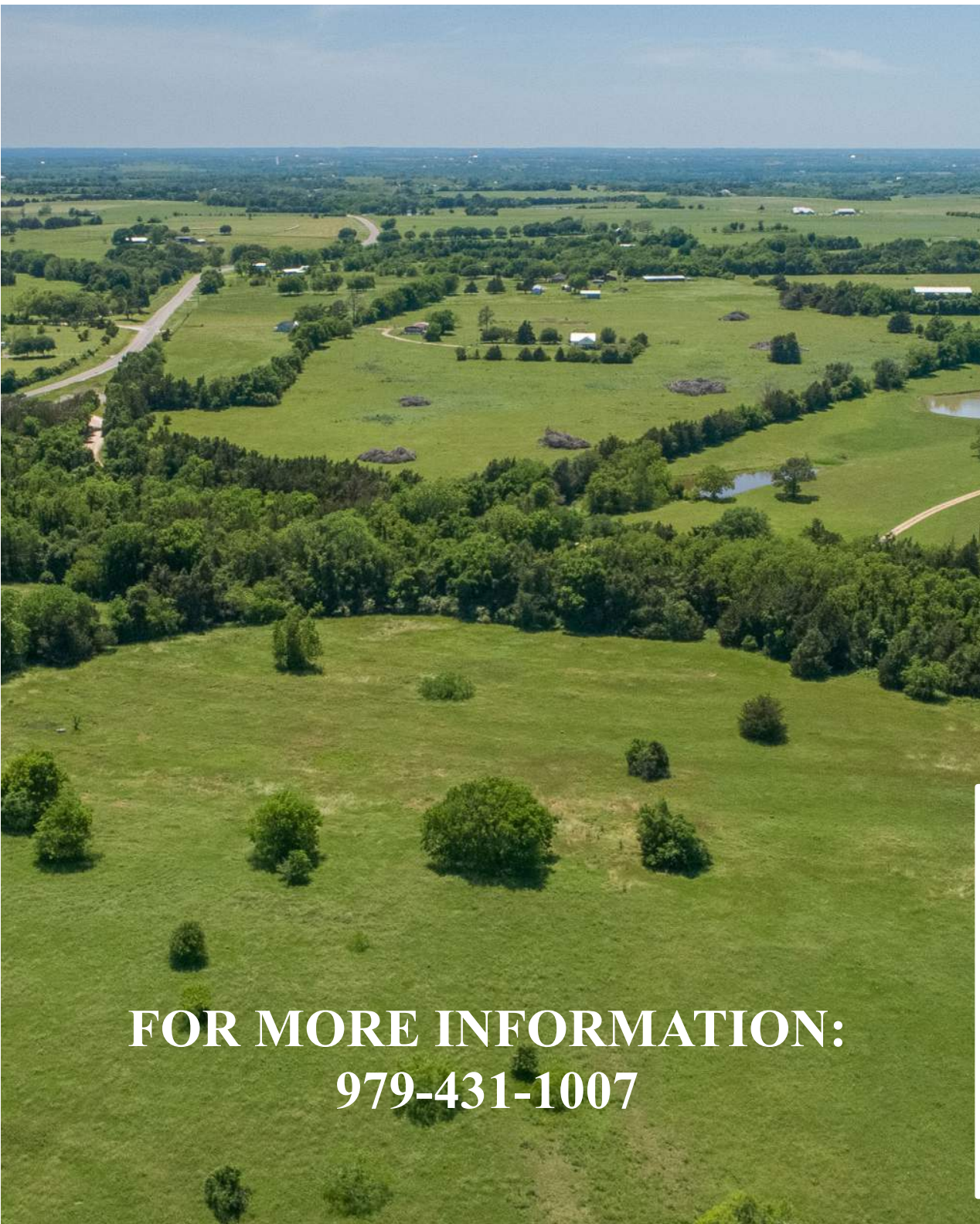
**TRACT 4: \$499,200 | 10.4 Acres | Entrance on FM 2502**

\*Existing driveway and homesite, water well, vintage barns, historic home, & shed

**TRACT 5: 13.4 Acres | \$670,000 | Entrances on FM 2502 AND Tegeler Rd.**

**FOR INFORMATION AND TO SCHEDULE SHOWINGS:**

**979-251-4477 | [Jess@WehdemGroup.com](mailto:Jess@WehdemGroup.com)**



**FOR MORE INFORMATION:  
979-431-1007**