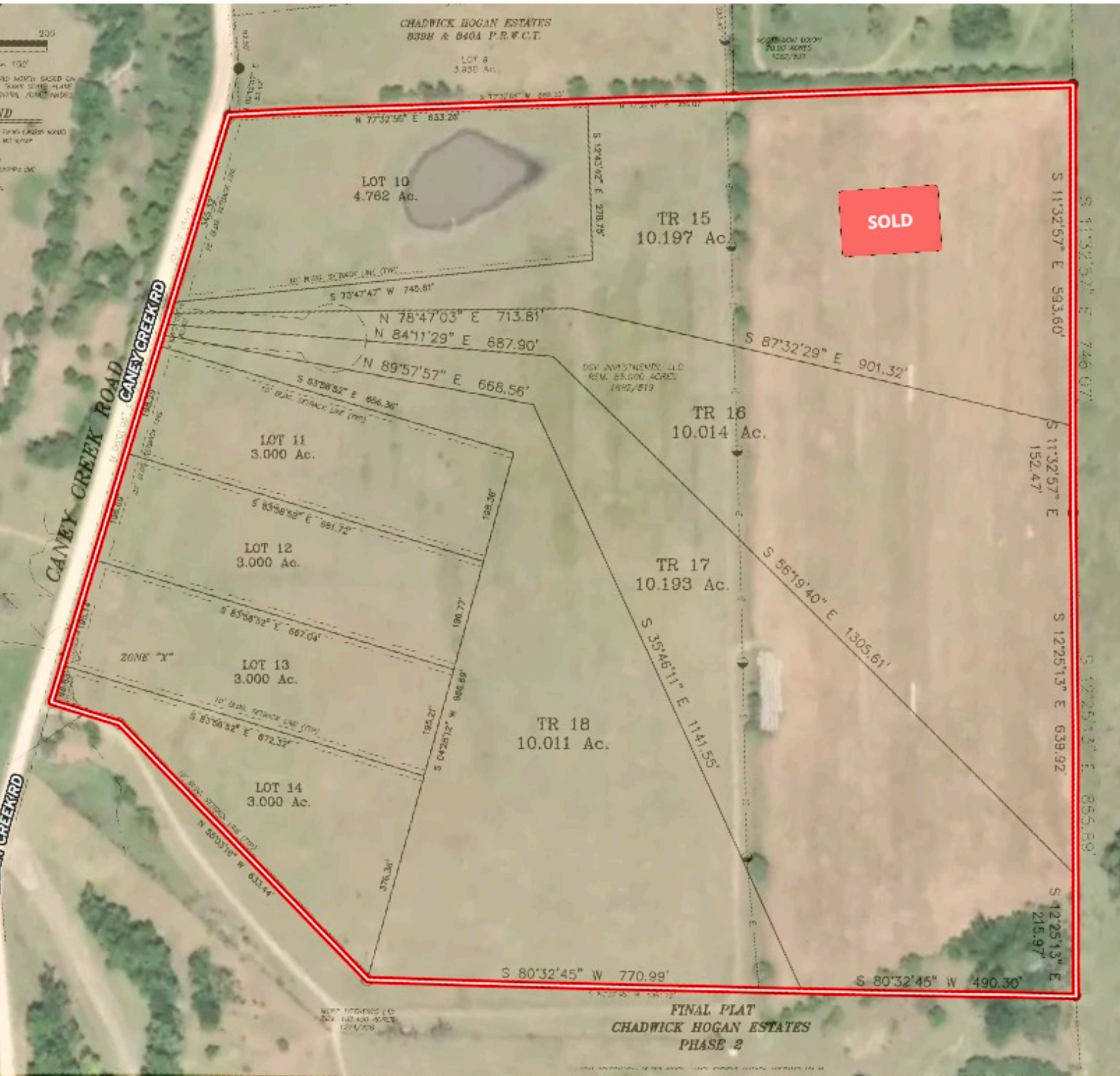




# 0 CANEY CREEK RD, CHAPPELL HILL, TX 77426 WASHINGTON COUNTY

**LOT 10 - 4± ACRES | \$309,530**  
**(OTHER TRACTS AVAILABLE)**



# 0 CANEY CREEK RD, CHAPPELL HILL, TX 77426

## CHAMBERS COUNTY

### PROPERTY DESCRIPTION.

Welcome to Chadwick Hogan Estates Phase 2! Conveniently located with easy access to HWY 290 to commute to Houston or Austin. 4.5 miles to Historic downtown Chappell Hill with many fine dining restaurants, taverns, historical sites, antique and music venues. 7 miles to the major shopping locations in Brenham at HWY 36/290, hospital, medical clinics, restaurants. 66 miles to Houston, 97 miles to Austin or 63 miles to Bryan College Station. This tract #10 is a 4.762 acre tract with pond. Driveway culvert to be installed by seller. Restricted for residential, agricultural or wildlife use, no commercial business. Minimum 1500 sf of residence, no mobile, rv or manufactured homes. No HOA. Minimal taxes for county and school, no MUD or city taxes. Several lots available!! Lots can be purchased in any configuration. Owner financing options available, contact for pricing and terms.



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

MOCK RANCHES | FOR SALE

0 CANEY CREEK RD, CHAPPELL HILL, TX 77426  
CHAMBERS COUNTY



**PROPERTY FEATURES:**

Owner Financing, Pond, Development Potential



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MOCK RANCHES | FOR SALE

# 0 CANEY CREEK RD, CHAPPELL HILL, TX 77426

CHAMBERS COUNTY



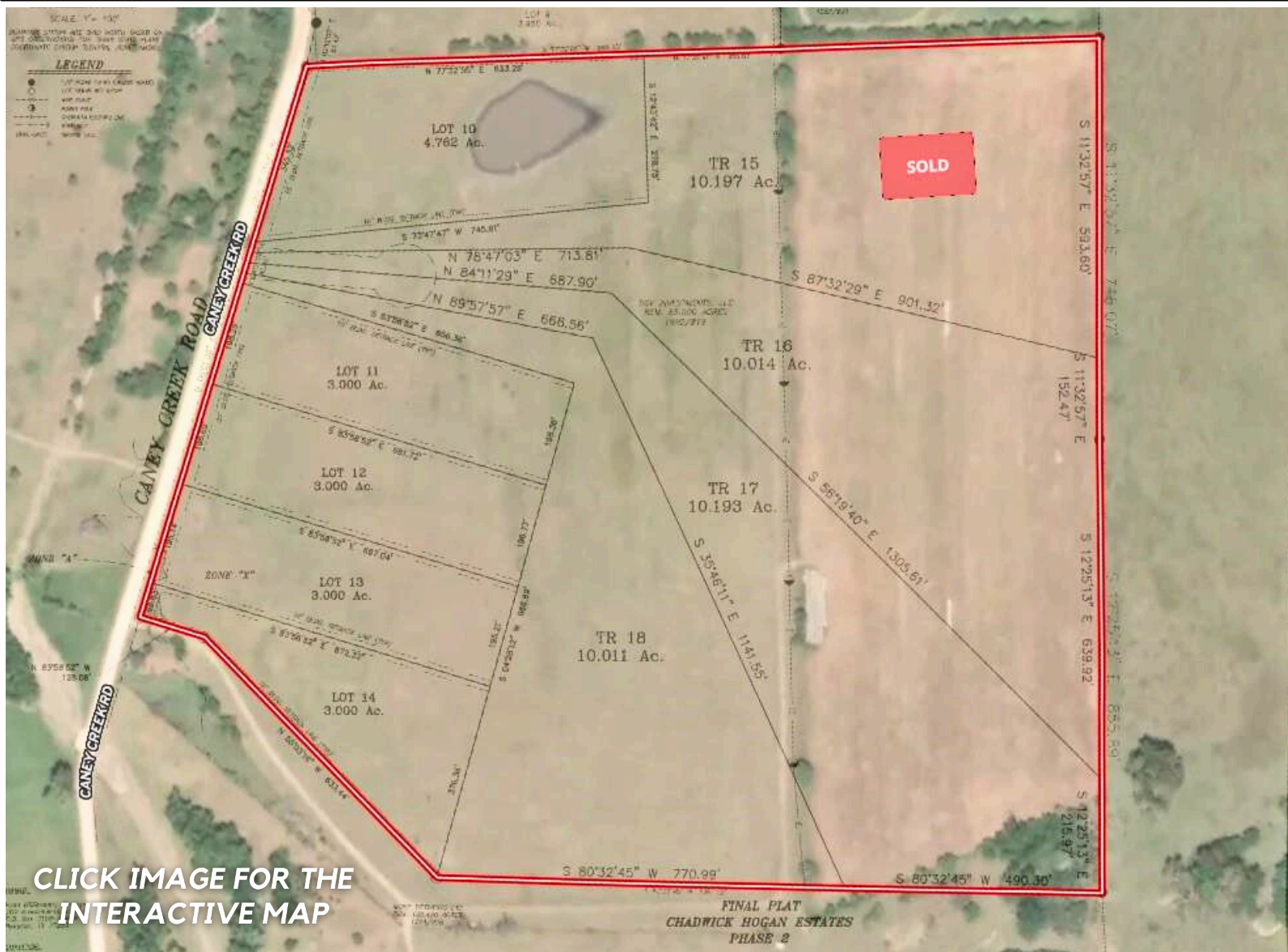
**PROPERTY TYPE:**

Acreage, Cattle Ranch, Equestrian Property, Farm



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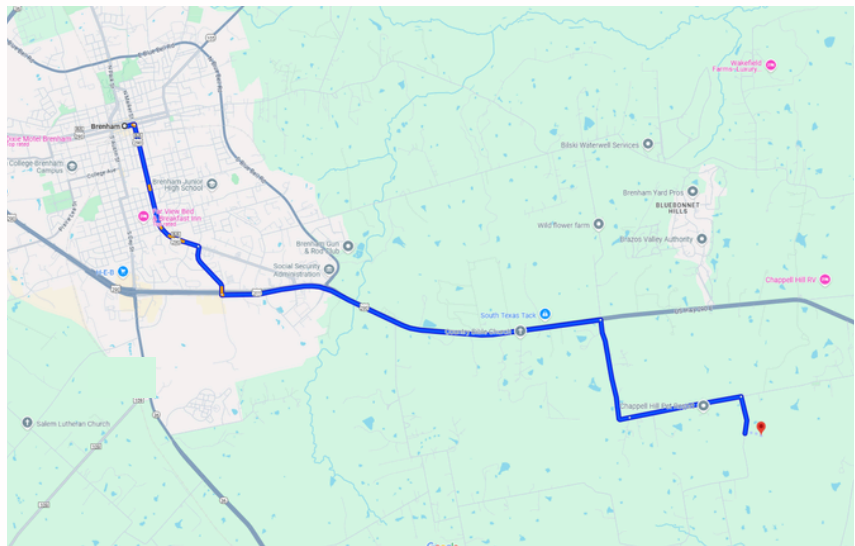
# 0 CANEY CREEK RD, CHAPPELL HILL, TX 77426 CHAMBERS COUNTY



CLICK IMAGE FOR THE INTERACTIVE MAP

## DRIVING DIRECTION.

Take Hwy 290 W in Chappell Hill towards Brenham, turn left on Jozwiak Rd, becomes Chadwick Hogan in curve of road. Turn right at Caney Creek Rd. Lot on the left.



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# BRANDON STEPHENS

## Land Specialist

brandonstephens@mockranches.com  
(832) 220-1315  
ww.mockranches.com



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# Ranch. financing made simple



Anthony Vaughan

### WINNIE OFFICE

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