

**FOR  
SALE**

**The Ranch at Buffalo Creek**  
**Kenney, Texas**  
100+ Acres Available

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





## *100+ Acres | Kenney Ranch at Buffalo Creek*

**EXCELLENT LOCATION:** Property is located just off Hwy 36 between Brenham & Bellville in northern Austin County. Contours are gently rolling with a mix of meadows with scattered trees to the more wooded and tree-lined Buffalo Creek along the western side of the ranch.

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

**NO FLOOD PLAIN.** Property is Ag Exempt.

**TXDOT APPROVED Driveways:** 4 Driveways have been approved on FM 2754

**FRONTAGE:** 2,600' on FM 2754 and 1,000' on Tegeler Road

Minerals available. (not under production)

Electricity is on-site. (single & 3-Phase, per Bluebonnet Electric Co-op)

**WATER:** Available from Austin County Water Supply (their well property adjoins this tract; water line in place along FM 2754). Private well already on property.

**BELLVILLE ISD** Schools.

Great community that is convenient to Houston (less than 90 minutes)



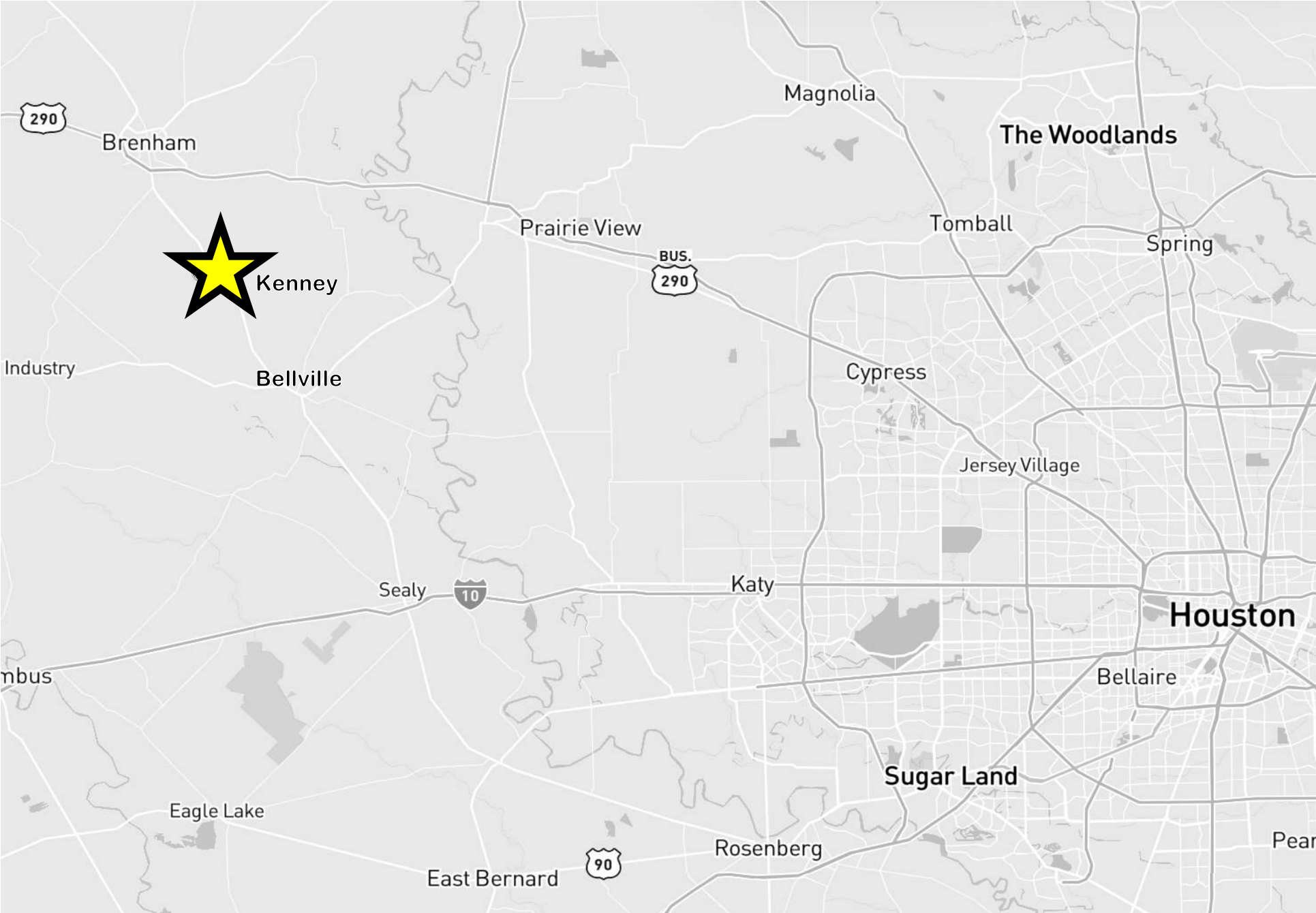
# AERIAL BOUNDARY MAP // Buffalo Creek Ranch

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





PROPERTY LOCATION MAP



FOR MORE INFORMATION : 979-431-1007 | [jess@wehdemgroup.com](mailto:jess@wehdemgroup.com)