

LAND OFFERING · AUSTIN COUNTY, TEXAS

±31.08 ACRES

Mikeska Rd · Bellville, Texas 77418

OFFERED AT	ELEVATION	FLOOD ZONE	SCHOOLS
$875,000	Up to ~292 ft	FEMA Zone X	Bellville ISD

moudry real estate ADVISORS

Randal Moudry
Managing Partner & Broker
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02 · PROPERTY OVERVIEW

Elevated, open country acreage an hour from Houston

Moudry Real Estate Advisors presents ±31.08 acres of raw land on Mikeska Rd, just north of TX-159 between Bellville and Industry in Austin County. The tract is mostly open pasture with a tree line through its center, sits on high ground rising to about 292 ft, and lies entirely outside the FEMA floodplain. Long county-road frontage and an agricultural valuation in place make it equally suited to a homesite, a weekend ranch, a working ag property, or a long-term land hold.

PROPERTY HIGHLIGHTS

- **Elevated site**, rising to about 292 ft, higher than about 93% of land within 2 miles
- **FEMA Zone X**, an area of minimal flood hazard, across the entire tract
- **Mostly open pasture** with a central tree line for shade, privacy and wildlife
- **Long frontage on Mikeska Rd**, a county road just off TX-159
- **Agricultural valuation in place** for very low holding costs
- **About 5 miles west of Bellville** and about an hour from Houston
- **Zoned to Bellville ISD**
- **No improvements**: a clean slate with natural build sites on the high west side

KEY FACTS

Asking price	**$875,000**
Price per acre	**±$28,157**
Acreage (CAD)	**31.0752 ac**
Location	**Mikeska Rd, Bellville, TX 77418**
County	**Austin**
Legal description	**A004 S F Austin**
CAD property ID	**7041**
Improvements	**None (raw land)**
Flood zone	**FEMA Zone X**
Elevation	**~240–292 ft**
School district	**Bellville ISD**
Tax status	**Ag valuation in place**

IDEAL FOR

Country homesite or barndominium · Weekend ranch · Cattle or hay under ag valuation · Hunting and recreation · Investment land hold · Future homesite tracts (subject to county rules)

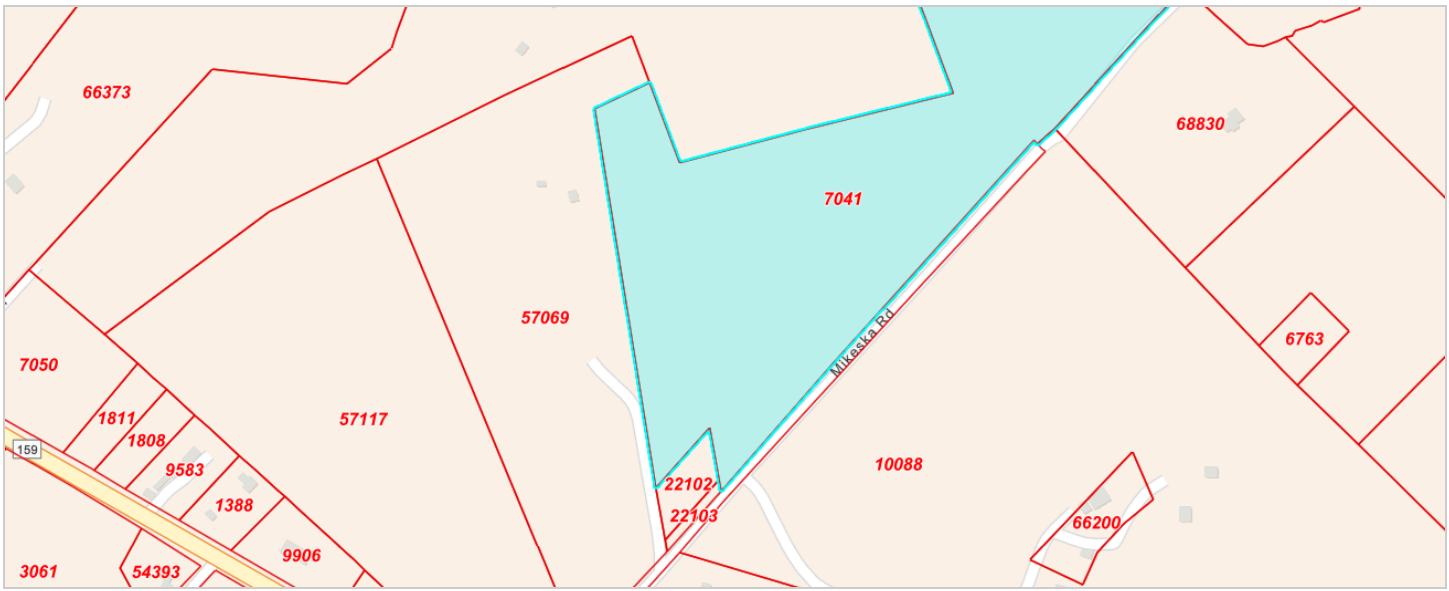
03 · AERIAL & PARCEL MAP

The tract from above



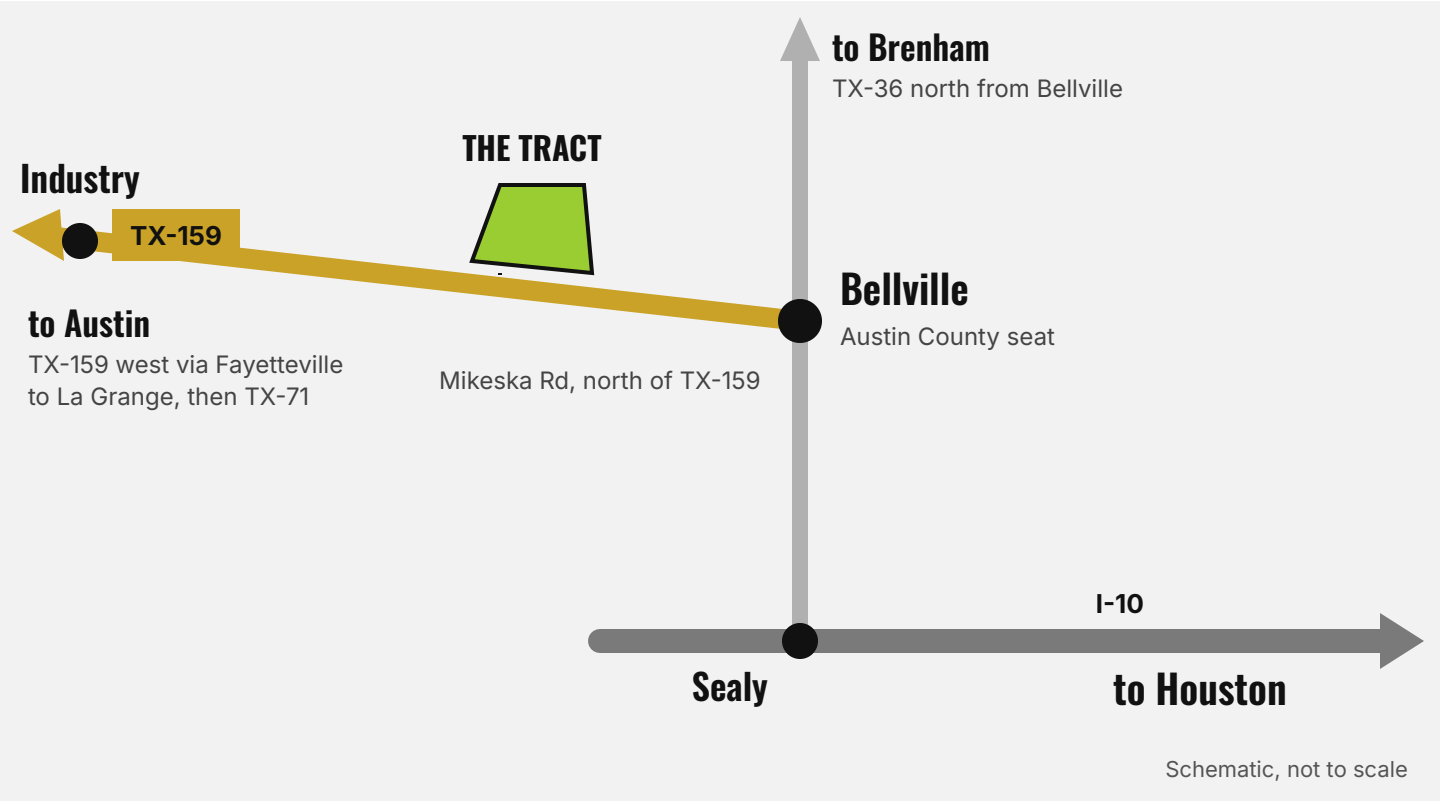
Aerial view looking north. The tract (outlined) is mostly open pasture with a tree line through its center, bounded by fence lines on the north and west and by Mikeska Rd on the southeast. Imagery: USGS. Boundary approximate.

APPRAISAL DISTRICT PARCEL MAP



04 · LOCATION & ACCESS

Between Bellville and Industry, an easy drive from Houston



DRIVE TIMES & DISTANCES

Bellville	**About 5 miles east**
Industry	**About 6 miles west**
Brenham	**About 30 minutes**
Houston	**About 1 hour**
Austin	**About 1 hr 45 min**

Approximate. Verify with your preferred mapping app.

GETTING THERE

From Bellville, take TX-159 west toward Industry for about 5 miles and turn right onto Mikeska Rd, on the north side of the highway. The tract is on the left a short way up the road. From Houston, take I-10 west to Sealy, then TX-36 north to Bellville.

From Brenham, take TX-36 south to Bellville, then TX-159 west. From Austin, take TX-71 east to La Grange, then TX-159 east through Fayetteville and Industry and turn left onto Mikeska Rd.

Paved state highway access to a county road with long frontage along the tract: no private easement needed.

05 · SITE, TAXES & UTILITIES

High, dry and inexpensive to hold

ELEVATION

~240–292 ft

High point on the west side. Higher than about 93% of land within 2 miles.

FLOOD ZONE

FEMA Zone X

Area of minimal flood hazard across the entire tract. Outside the 100-year floodplain.

LAND COVER

Open pasture

Mostly open grassland with a tree line through the center of the tract.

PROPERTY TAXES (2026 PRELIMINARY)

Market value (CAD)	**$995,411**
Ag-use (taxable) value	**$2,486**
Austin County	0.354230
Bellville Hospital District	0.097600
Farm to Market Road	0.073790
Special Road & Bridge	0.075750
Bellville ISD	0.980400
Total rate (per $100)	**1.581770**
Est. annual tax at ag value	**≈ $39**

Source: Austin County Appraisal District, 2026 preliminary values, subject to change. A buyer must qualify to keep the agricultural valuation; a change in use may trigger rollback taxes.

UTILITIES

Electric

Area served by San Bernard Electric Cooperative. Homes along Mikeska Rd are served. Buyer to confirm service at the tract.

Water

Austin County Water Supply Corporation serves the region; availability at the tract to be verified. Private water wells are common in the area.

Wastewater

No public sewer. An on-site septic system would be needed for a home.

Access

Direct frontage on Mikeska Rd, a county road off TX-159.

Elevation from USGS 1-meter lidar data, sampled across the tract; approximate. Flood zone from the FEMA National Flood Hazard Layer (map panel series 48015C).

06 · COMPARABLE SALES

Priced in line with recent Bellville land sales

Closed sales of usable, land-only tracts of 17 to 67 acres in the Bellville 77418 area over the last two years.

SOLD	PROPERTY	ACRES	SALE PRICE	$ / ACRE
Aug 2026	6529 Smith Rd	48.0	$1,356,156	**$28,253**
May 2026	5932 Waak Rd	17.0	$510,000	**$30,000**
Apr 2026	7017-A Old Hwy 36	20.0	$650,000	**$32,500**
Sep 2025	0000 Hwy 159 E	57.2	$1,300,000	**$22,727**
Jul 2025	TBD Clens Rd	17.9	$595,000	**$33,240**
Apr 2025	TBD Sycamore Crossing	66.9	$1,422,050	**$21,256**
Jan 2025	000 Raccoon Bend E	65.7	$1,313,466	**$19,992**
Dec 2024	0 TX-159	25.0	$597,950	**$23,918**
SUBJECT	**Mikeska Rd (asking)**	**31.1**	**$875,000**	**$28,157**

COMP RANGE
$20K–$33K / ac

COMP MEDIAN
~$26,100 / ac

SUBJECT
$28,157 / ac

Smaller tracts (17–25 acres) have closed between about $24,000 and $33,000 per acre, and the 48-acre Smith Rd sale closed at $28,253 per acre in August 2026. At about $28,157 per acre, the subject is priced within that band, with the added value of elevation, FEMA Zone X and long county-road frontage.

Source: HAR MLS closed sales, land only, Bellville 77418, Dec 2024 – Aug 2026. Information deemed reliable but not guaranteed. Each property differs in size, access, cover and utilities.

07 · CONTACT

Walk the land. Call to schedule a showing.

Showings by appointment only. Please do not enter the property without the listing broker. Offers and questions are welcome at any time.

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±31.08 acres
Mikeska Rd, Bellville

$875,000
About $28,157 per acre

Austin CAD ID 7041
A004 S F Austin

DISCLOSURES

Information in this packet comes from sources deemed reliable, including the Austin County Appraisal District, USGS, FEMA and HAR MLS, but is not guaranteed. Acreage is per the appraisal district; boundaries shown on maps and aerials are approximate. Buyer should verify acreage, boundaries, access, floodplain status, utilities, soils and permitted uses by survey and independent inspection. Tax figures are 2026 preliminary values and subject to change; continued agricultural valuation requires the buyer to qualify, and a change in use may trigger rollback taxes. Offering is subject to prior sale, price change or withdrawal without notice.

Texas law requires all real estate licensees to give prospective buyers, tenants, sellers and landlords the Information About Brokerage Services form (TREC IABS) and to provide the Consumer Protection Notice. Please ask the broker for copies.

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____