

# Texas Star REALTY

Presents

**Willenborg Way Garwood, Texas**



**Small Wooded Tract - 7.5 Acres  
Offered at \$50,000**

Wonderful smaller tract in Sandy Creek, just south of Columbus. Perfect for full time or weekend use. Nicely wooded with Sandy Creek frontage at the rear of the tract. Being located on a dead end road will provide the privacy you are looking for.

**LAND FEATURES**

Acres: 7.50  
 Road Surface: Dirt  
 Road Frontage: County  
 % Wooded: 85  
 % Fenced: 25  
 Restricted: Yes  
 Barn: No  
 Storage Shed: No  
 Horse Stalls:  
 Tack Room No

Living Quarters: None  
 Water Well: No  
 Septic: No  
 Public Water/Sewer: No/No  
 Airstrip: No  
 Deer Stand: No  
 Deer Feeder: No  
 Pond: No  
 Creek: Wet Weather  
 Soil: Sand

**TOPOGRAPHY**

Level Yes  
 Sloped No  
 Roll No  
 River No

**OTHER**

School District: Rice  
 Taxes: 865  
 Other:

**Directions:** At intersection of Hwy 71 & Hwy 90A go west to CR106 & take a left (CR106 will change to CR1693). Veer right on to CR163. At "T" take a left on Sandy Creek, right on Roman, right on Willenborg Way. Property on left.



**930 Walnut St. Columbus, Tx 78934**

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[www.texasstarrealty.com](http://www.texasstarrealty.com)

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