

FM 1965, La Grange, TX 78945
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La Grange, TX 78945

\$895,000
94.254± Acres
Fayette County



FM 1965, La Grange, TX 78945
La Grange, TX / Fayette County

SUMMARY

Address

FM 1965

City, State Zip

La Grange, TX 78945

County

Fayette County

Type

Farms, Hunting Land, Ranches, Recreational Land,
Residential Property, Undeveloped Land

Latitude / Longitude

29.795773 / -96.804846

Acreage

94.254

Price

\$895,000



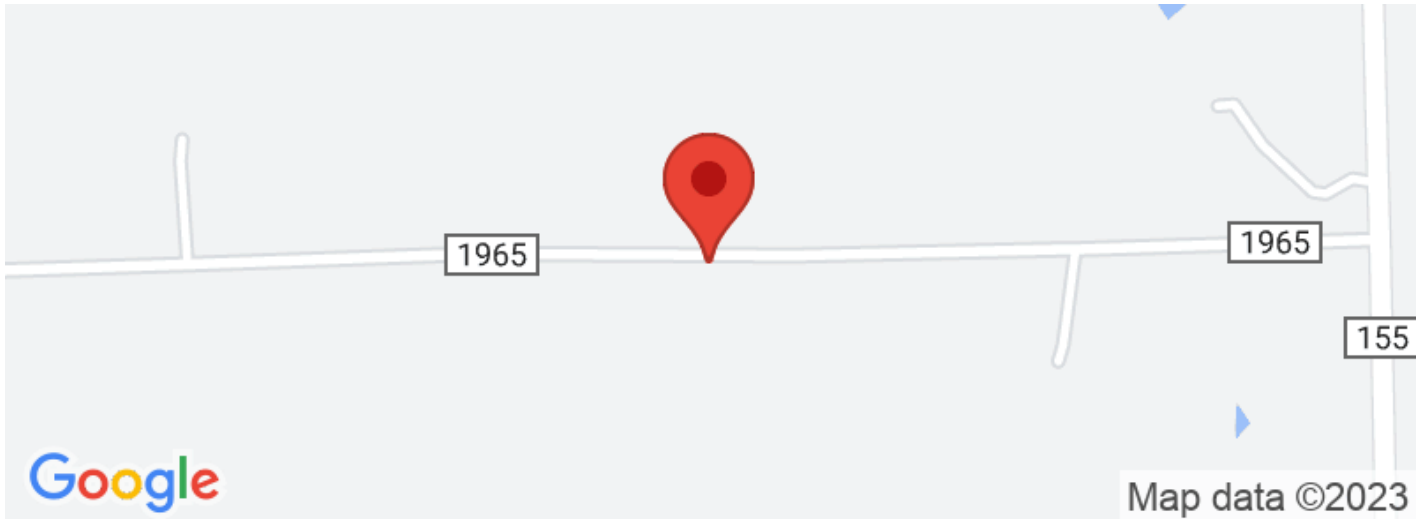
PROPERTY DESCRIPTION

Located between Weimar & La Grange on FM 1965 in Fayette County, this unrestricted 94.254 acres has Residential, Recreational and/or Farm & Ranch value featuring native pastureland with partial woods, improved hayfield, seasonal creek, fishing pond & elevated homesite offering distant views of the countryside. The property's rolling topography creates other possible pond sites & ranges from 290' to 370' in elevation with no floodplain. Mature Live Oak, Pecan, Hackberry & Sycamore trees can be seen while exploring the banks of Pecan Creek. The property has electricity, +/-1,000' of paved road frontage, is ag-exempt keeping taxes to a minimum, consists of mainly clay soils & wildlife in the area is abundant, including deer, dove & ducks. Conveniently situated 13 miles (16min) south of Hwy 71/Hwy77 in La Grange, 8 miles (11min) north of I-10/FM 155 in Weimar, 75 miles (1hr 15min) from Austin, 115 miles (1hr 45min) from San Antonio & 95 miles (1hr 30min) from Houston. With so much to offer, this unique property features unmatched diversity with something for everyone to appreciate. Come escape the fast-paced city life to relax in the country & enjoy the outdoors!

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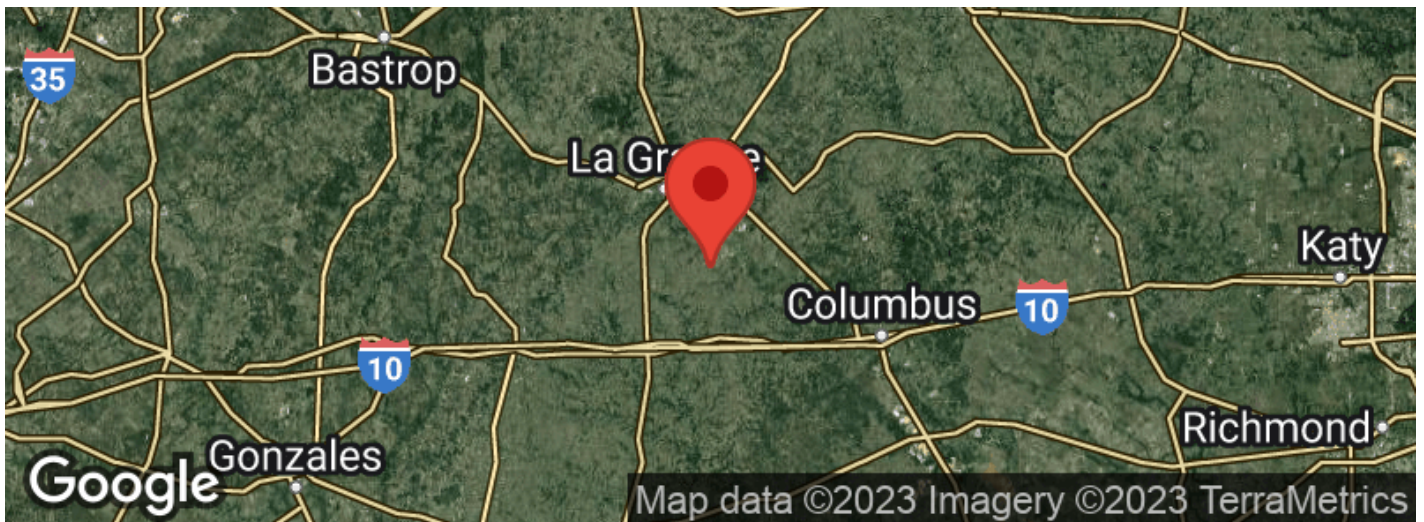


Locator Maps



FM 1965, La Grange, TX 78945
La Grange, TX / Fayette County

Aerial Maps



MORE INFO ONLINE:

tricityrealestate.com

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La Grange, TX / Fayette County

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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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