

7979 FM 155, La Grange, TX 78945
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\$2,975,000
138.630± Acres
Fayette County



7979 FM 155, La Grange, TX 78945
La Grange, TX / Fayette County

SUMMARY

Address

7979 FM 155

City, State Zip

La Grange, TX 78945

County

Fayette County

Type

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

Latitude / Longitude

29.834156 / -96.79234

Taxes (Annually)

3116

Dwelling Square Feet

1600

Bedrooms / Bathrooms

3 / 3

Acreage

138.630

Price

\$2,975,000



PROPERTY DESCRIPTION

Located in Fayette County just 10 miles south of La Grange off FM 155, this +/-138 acre RIVERFRONT property features unmatched diversity with f & ranch, recreational & residential potential.

The property is highlighted by a 40'x80' Barndominium with covered back porch offering beautiful views of historic Live Oak trees along the bank: the Colorado River. The Barndominium features an open floor plan with 2BR/2BA downstairs, large garage to store toys/equipment & loft area wi 1BR/1BA upstairs. Electric, septic, water well, internet, phone, satellite & propane all in place or available.

The property has good fencing with separate pastures for grazing & crop/hay production, along with pipe working pens with water trough for livestock.

For the outdoorsman, partial woods along Williams Creek, a live creek that feeds the river, provides ideal habitat for the native wildlife. Several ni river bottom bucks have been harvested throughout the years. The river & creek provide excellent waterfowl & fishing opportunities. A picnic are along the creek features a boat ramp for launching.

The property consists of mainly loamy fine sand soil. Partial floodplain, but the Barndominium has never flooded - not during Harvey or Tax Day flood. Ag-exempt. Minerals negotiable.

The full, free and uninterrupted use of a road easement provides access to the property off FM 155 creating the perfect, private country escape.

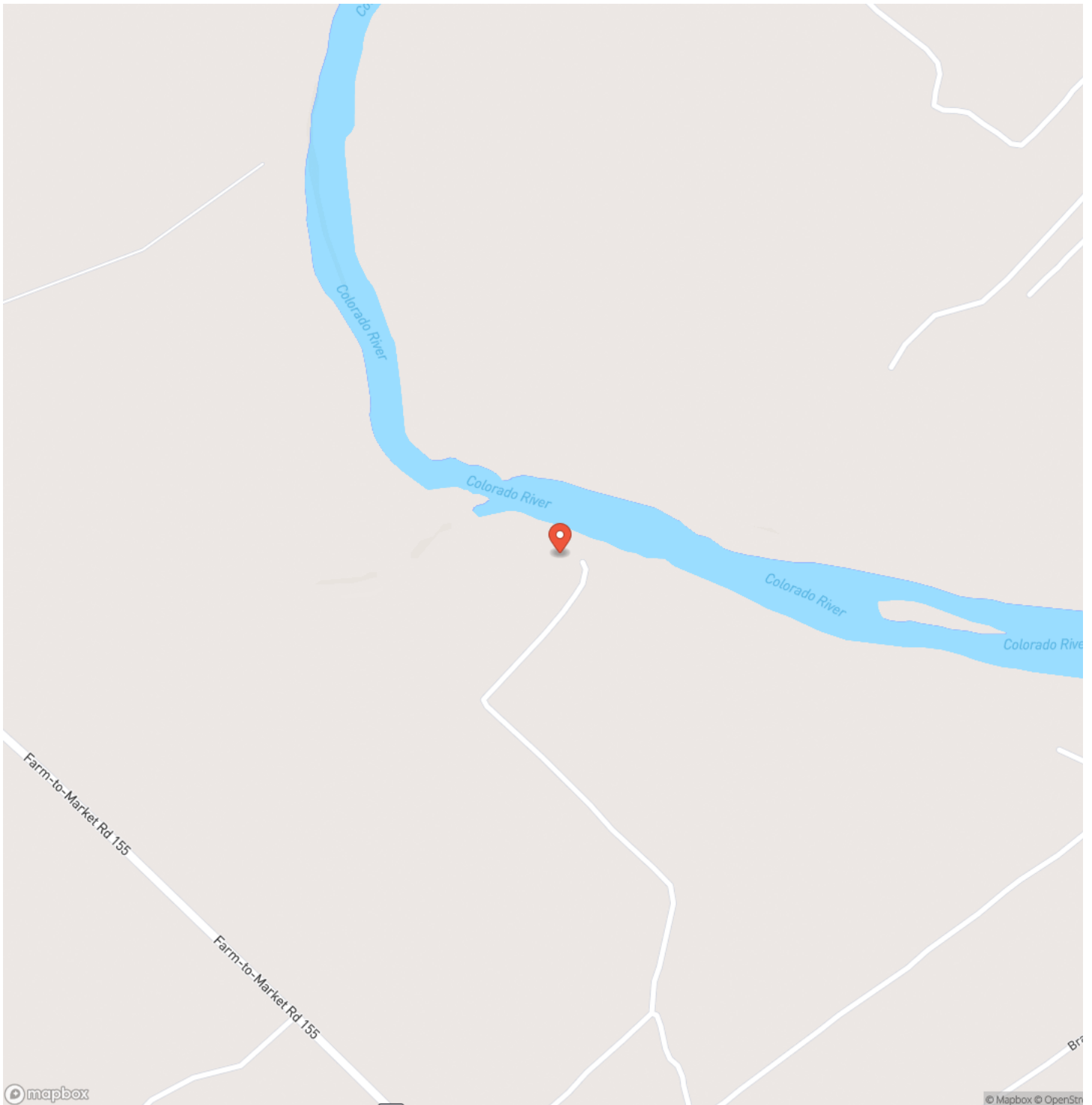
Conveniently located within 1hr 20min of Austin, 1hr 40min of Houston & within 20 minutes of Walmart, HEB, dining, shopping & hospital in La Grange.

With so much to offer, this is a one-of-a-kind property where there's something for everyone to appreciate. Bring your fishing pole & lawn chair to enjoy this awesome water front property!

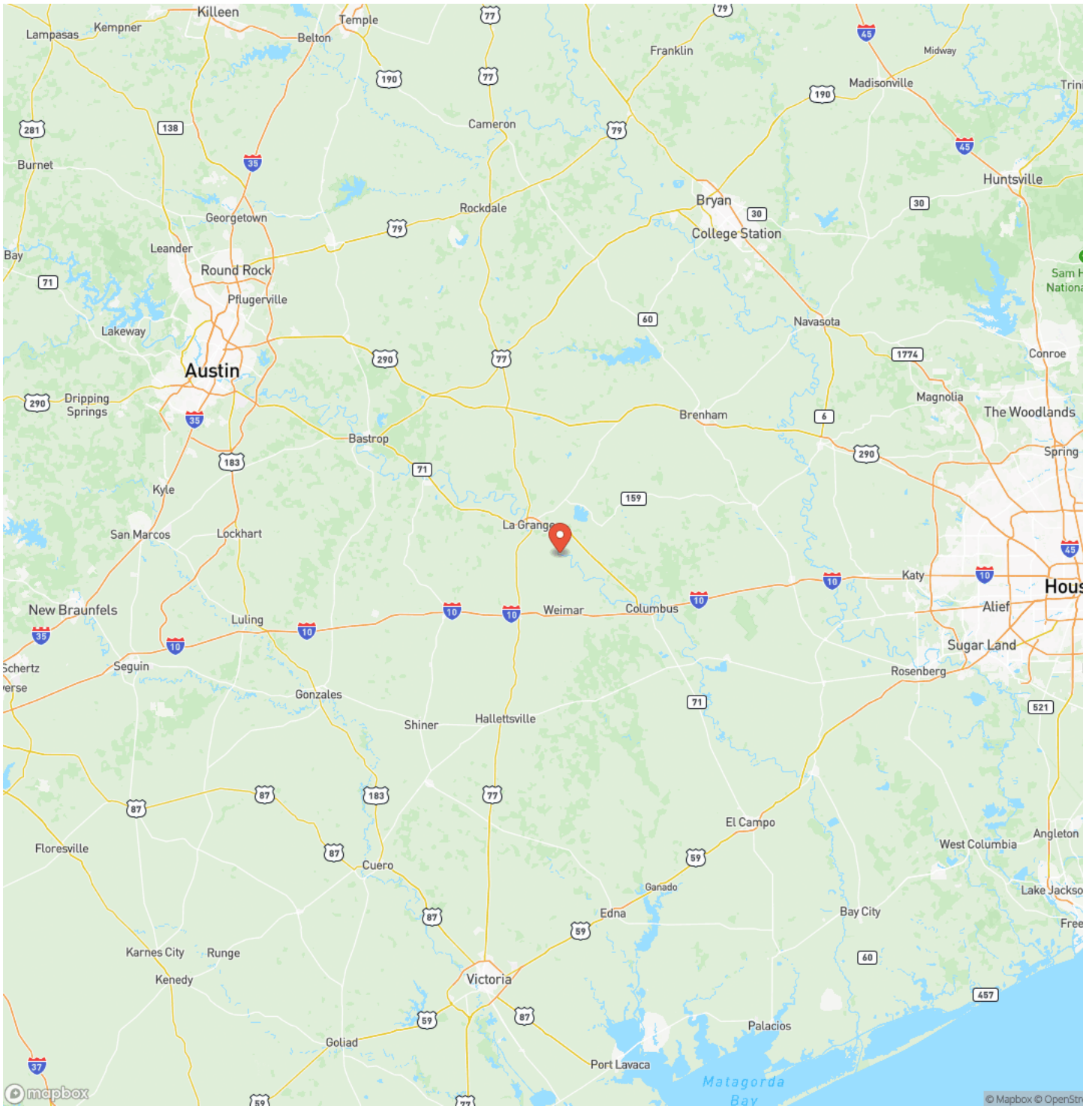
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Locator Map



Locator Map



MORE INFO ONLINE:

tricountyrealestate.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Helmcamp

Mobile

(979) 732-0592

Office

(979) 725-6006

Email

gary@tricountyrealestate.com

Address

707 S. Eagle

City / State / Zip

Weimar, TX 78962

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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 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.

Tri-County Realty, LLC
707 S. Eagle
Weimar, TX 78962
(979) 732-7774
tricountyrealestate.com
