

+/-69 acres | Colorado River | La Grange, TX
TBD FM 155
La Grange, TX 78945

\$895,000
69± Acres
Fayette County



+/-69 acres | Colorado River | La Grange, TX
La Grange, TX / Fayette County

SUMMARY

Address

TBD FM 155

City, State Zip

La Grange, TX 78945

County

Fayette County

Type

Recreational Land, Hunting Land

Latitude / Longitude

29.826751 / -96.793105

Acreage

69

Price

\$895,000



PROPERTY DESCRIPTION

Enjoy this summer with your own RIVERFRONT property featuring hard-to-find Colorado River frontage highlighted by partial woods & +/-3,000' of live creek frontage. Located in Fayette County between Weimar & La Grange, this +/-69 acres is an outdoorsman's dream offering fishing, boating, swimming & hunting opportunities!

Williams Creek, a live creek that feeds the river, runs along the entire north boundary. The creek features a picnic area overlooking the river with a boat ramp for launching. Several nice river bottom bucks have been harvested throughout the years. The property has (3) pastures for rotational grazing & crop production. The property consists of a mixture of clay & loamy fine sand soil. There's a suitable build site out of the floodplain for home/cabin. Ag-exempt. Minerals negotiable. Electricity on property. ADDITIONAL ACREAGE WITH BARNDOMINIUM AVAILABLE.

The full, free & uninterrupted use of a road easement provides access to the property off FM 155 creating a secluded country retreat away from traffic.

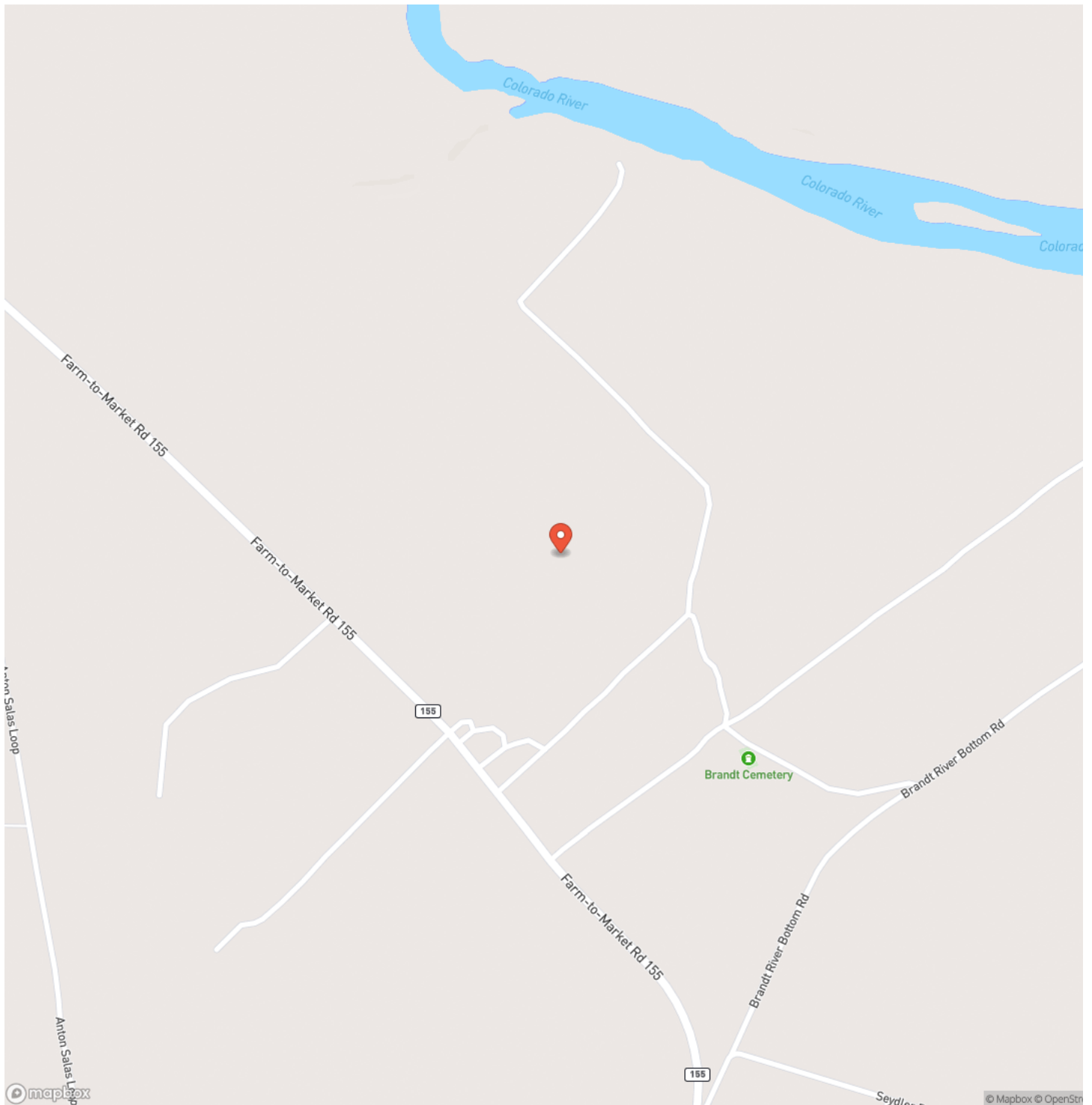
Well-positioned within 1hr 20min of Austin, 1hr 40min of Houston & within 20 minutes of Walmart, HEB, dining, shopping & other conveniences in La Grange.

With so much to offer, this is a one-of-a-kind property where there's something for everyone to enjoy. Perfect combination of farm & ranch, recreational & potential residential use!

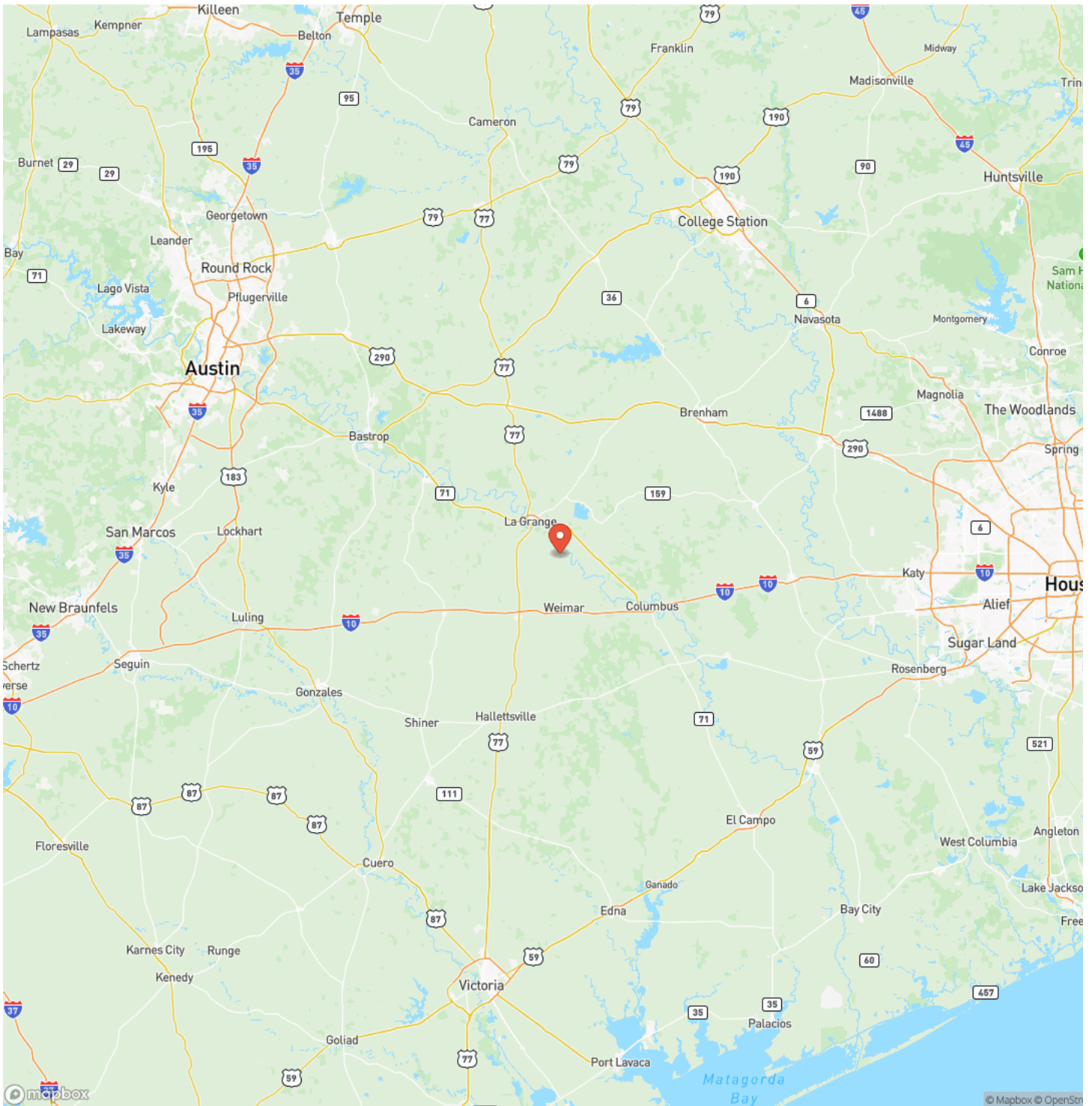
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Locator Map



Locator Map



MORE INFO ONLINE:

Satellite Map



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LISTING REPRESENTATIVE

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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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