

215 PR 1048, Hallettsville
215 Private Rd. 1048 (off FM 2437)
Hallettsville, TX 77964

\$1,425,000
55± Acres
Lavaca County



215 PR 1048, Hallettsville
Hallettsville, TX / Lavaca County

SUMMARY

Address

215 Private Rd. 1048 (off FM 2437)

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

Ranches, Horse Property, Residential Property, Recreational Land

Latitude / Longitude

29.436455 / -96.675203

Dwelling Square Feet

1525

Bedrooms / Bathrooms

3 / 2

Acreage

55

Price

\$1,425,000

Property Website

<https://tricityrealestate.com/property/215-pr-1048-hallettsville-lavaca-texas/93828/>



PROPERTY DESCRIPTION

THE 2M RANCH IS A HORSE LOVERS DREAM!!

This ranch is "PICTURE PERFECT" and sure to impress! The 55+ acres are covered with mature Oak trees and wide, cleared trails for exploring or hunting. There are two large ponds, one stocked with catfish and the other with bass. The ranch is ready for new owners to enjoy and COMES COMPLETE WITH EVERYTHING NEEDED TO MAINTAIN IT. A list of all items included in the sale can be found by clicking "additional information" below.

The property is completely fenced and cross-fenced. There are two 5-acre pastures, both with water and run under sheds, along with two smaller turnouts, also with water. The impressive 36'X72' barn was custom designed and built with 4 stalls and runs, with room to expand, and an air-conditioned tack room. The barn was built to last and withstand high winds.

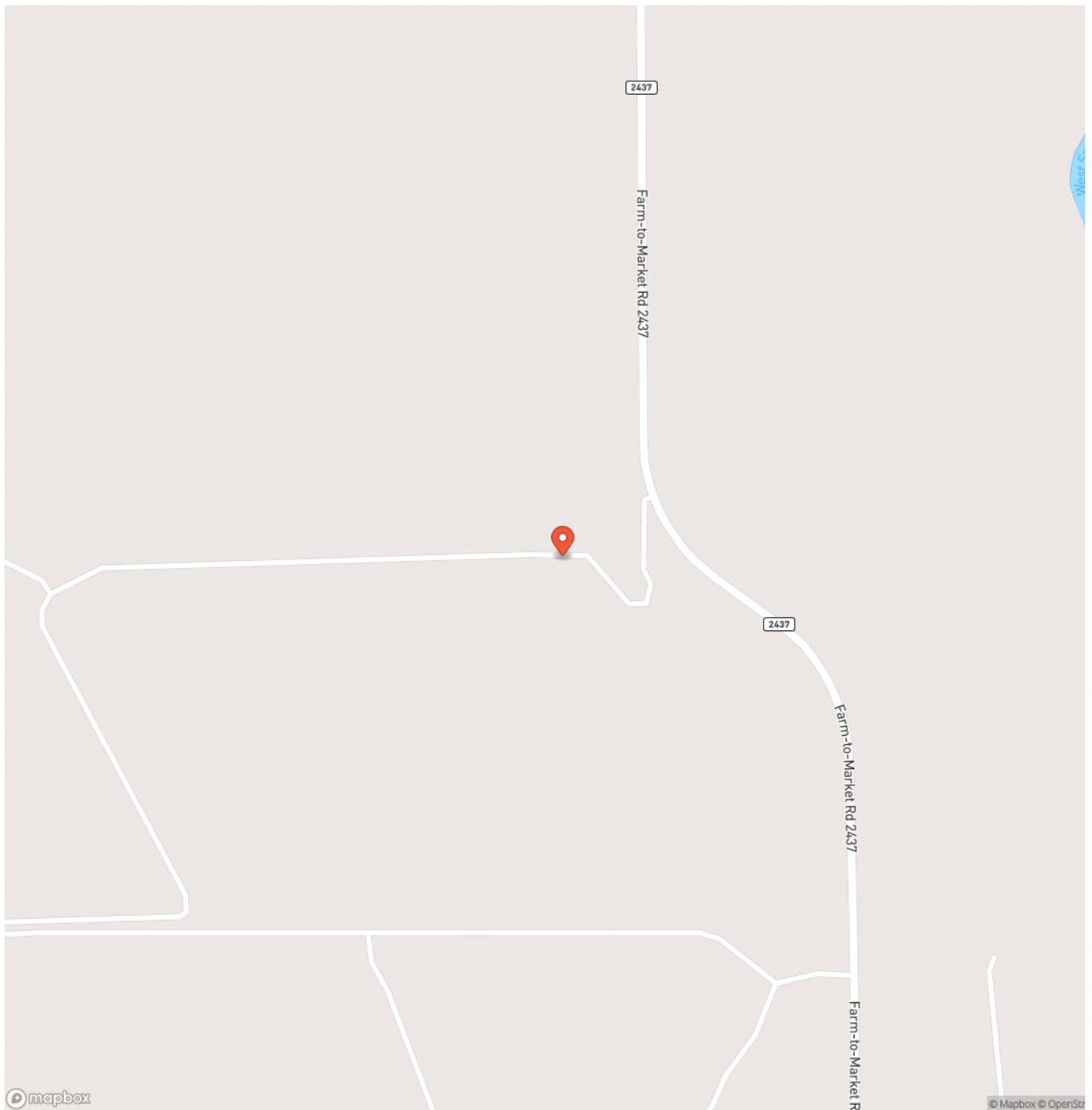
Additional improvements include a 16'X16' enclosed hay storage barn with concrete floor, lighted 60' round pen, and a 150'X100' riding arena. There is also a 30'X40' multi-purpose shop with carport and covered lean-to for trailers or RV parking with both 50 and 30-amp electric.

The cozy ranch-style 3-bedroom, 2-bath home (1525 per LCAD) is adorned with many unique features. The home has had numerous updates and a list of all will gladly be provided.

This property is located in the Rancho Lavaca subdivision which has a gated entrance for added security. The property is an easy drive from Houston. All the work has been done, and a wildlife exemption is already in place so you can step right in and start enjoying! Whether you are looking for a RECREATIONAL ESCAPE or a FULL-TIME RANCH, this prestigious property is a "MUST SEE"! Call Tri-County Realty for additional information or to schedule your private showing. You'll be glad you did!



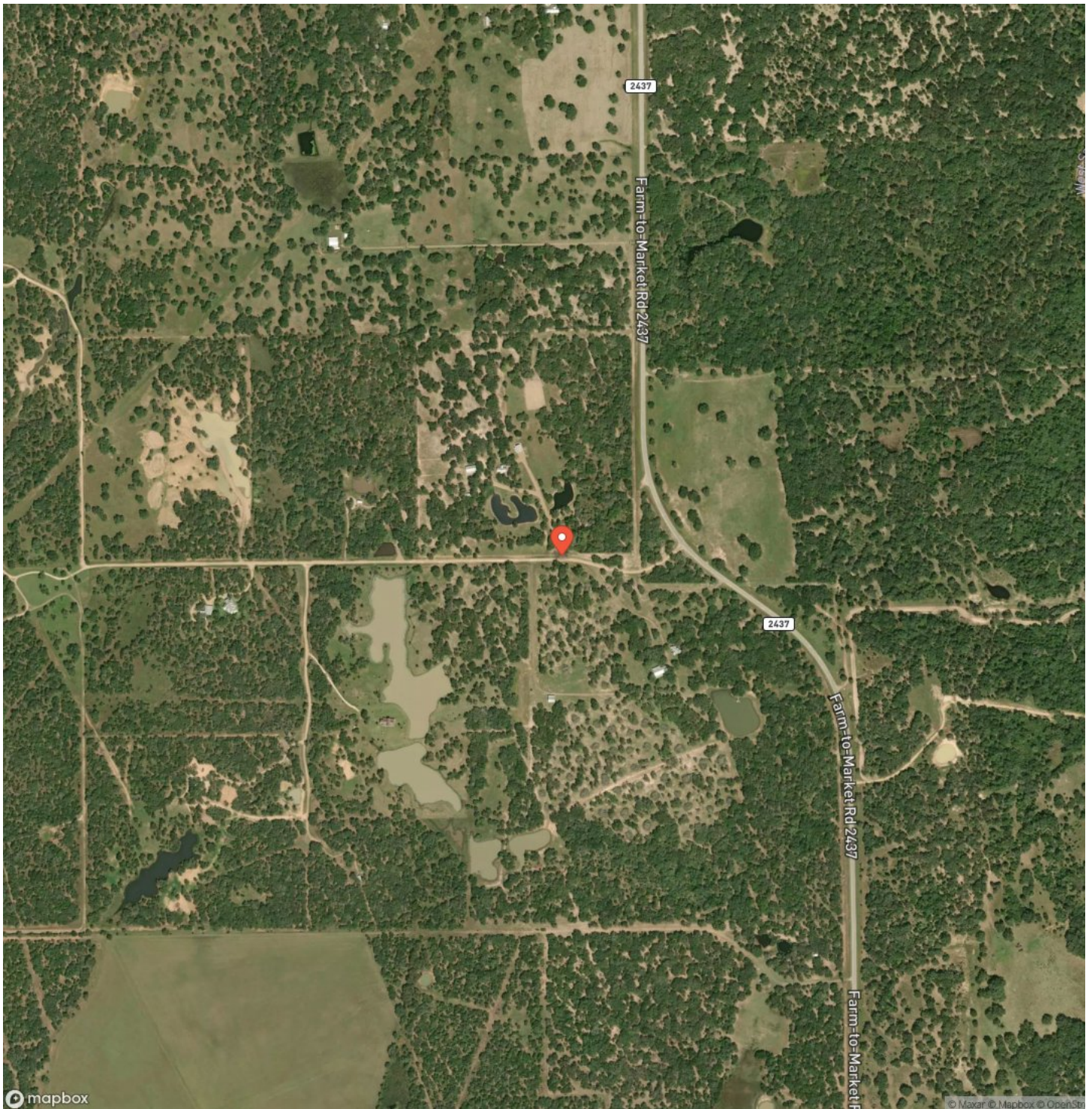
Locator Map



Locator Map



Satellite Map



215 PR 1048, Hallettsville
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LISTING REPRESENTATIVE

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City / State / Zip

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.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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 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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