

81.35 acres - Moulton
1256 County Road 258
Moulton, TX 77975

\$895,000
81.350± Acres
Lavaca County



81.35 acres - Moulton
Moulton, TX / Lavaca County

SUMMARY

Address

1256 County Road 258

City, State Zip

Moulton, TX 77975

County

Lavaca County

Type

Ranches, Residential Property, Recreational Land

Latitude / Longitude

29.621113 / -97.108484

Taxes (Annually)

3436

Dwelling Square Feet

2480

Bedrooms / Bathrooms

3 / 2

Acreage

81.350

Price

\$895,000



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PROPERTY DESCRIPTION

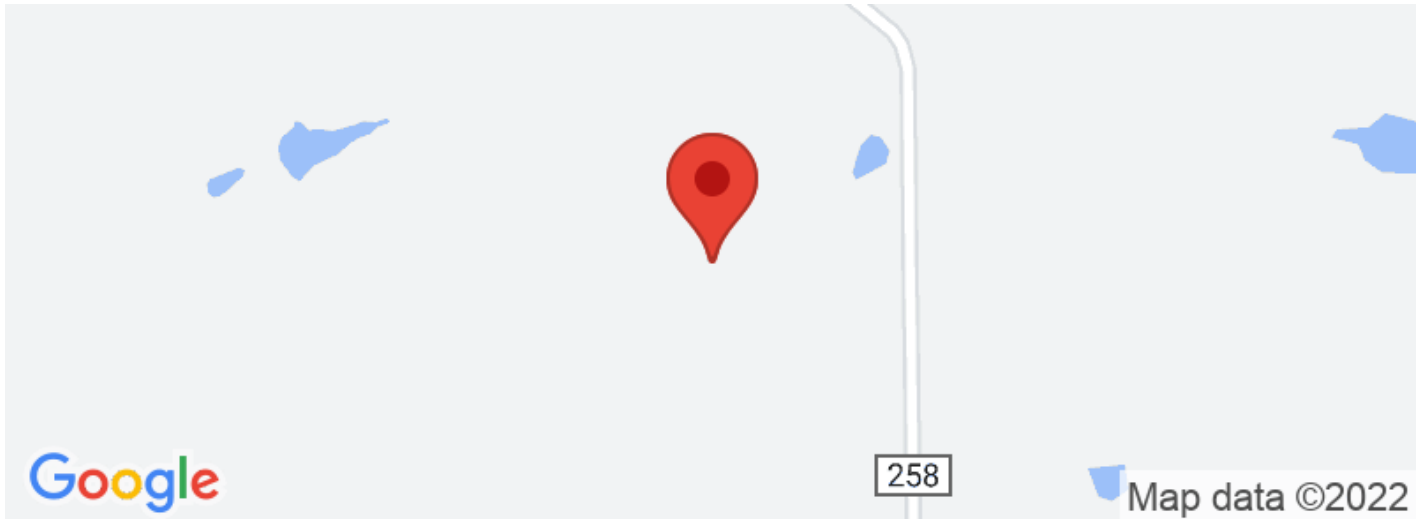
81.35 Acres on a hill top with nice views located between Moulton, Flatonia and Praha. Pasture land with cross fencing, a barn/shop and a cattle barn with working pens, and 2 Ponds. 3 BR, 2 BA farm house with ample square footage being 2480 Sq.Ft. per LCAD. 576 Sq.Ft. attached garage per LCAD. Spacious floor plan with large living area and kitchen. Large laundry room and additional room for office, BR, or storage. Attached garage with open front porch. Central A/C and Heat. The house could use some upgrades and repairs, a little TLC would go a long way with this home. Tri-County Realty will co-broker with Buyer's Agent making initial contact & present at all property showings. Contact Roger Sustr with Tri-County Realty for additional information or to schedule an appointment to view.

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Locator Maps



81.35 acres - Moulton
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Aerial Maps



MORE INFO ONLINE:

tricityrealestate.com

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Moulton, TX / Lavaca County

LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

Schulenburg, TX 78956

NOTES

This image shows a blank sheet 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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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