

15.944 Acres - CR247
2707 County Road 247
Moulton, TX 77975

\$1,195,000
15.944± Acres
Lavaca County



15.944 Acres - CR247
Moulton, TX / Lavaca County

SUMMARY

Address

2707 County Road 247

City, State Zip

Moulton, TX 77975

County

Lavaca County

Type

Residential Property, Recreational Land, Hunting Land, Single Family

Latitude / Longitude

29.589409 / -97.006762

Taxes (Annually)

8770

Dwelling Square Feet

3071

Bedrooms / Bathrooms

2 / 2.5

Acreage

15.944

Price

\$1,195,000



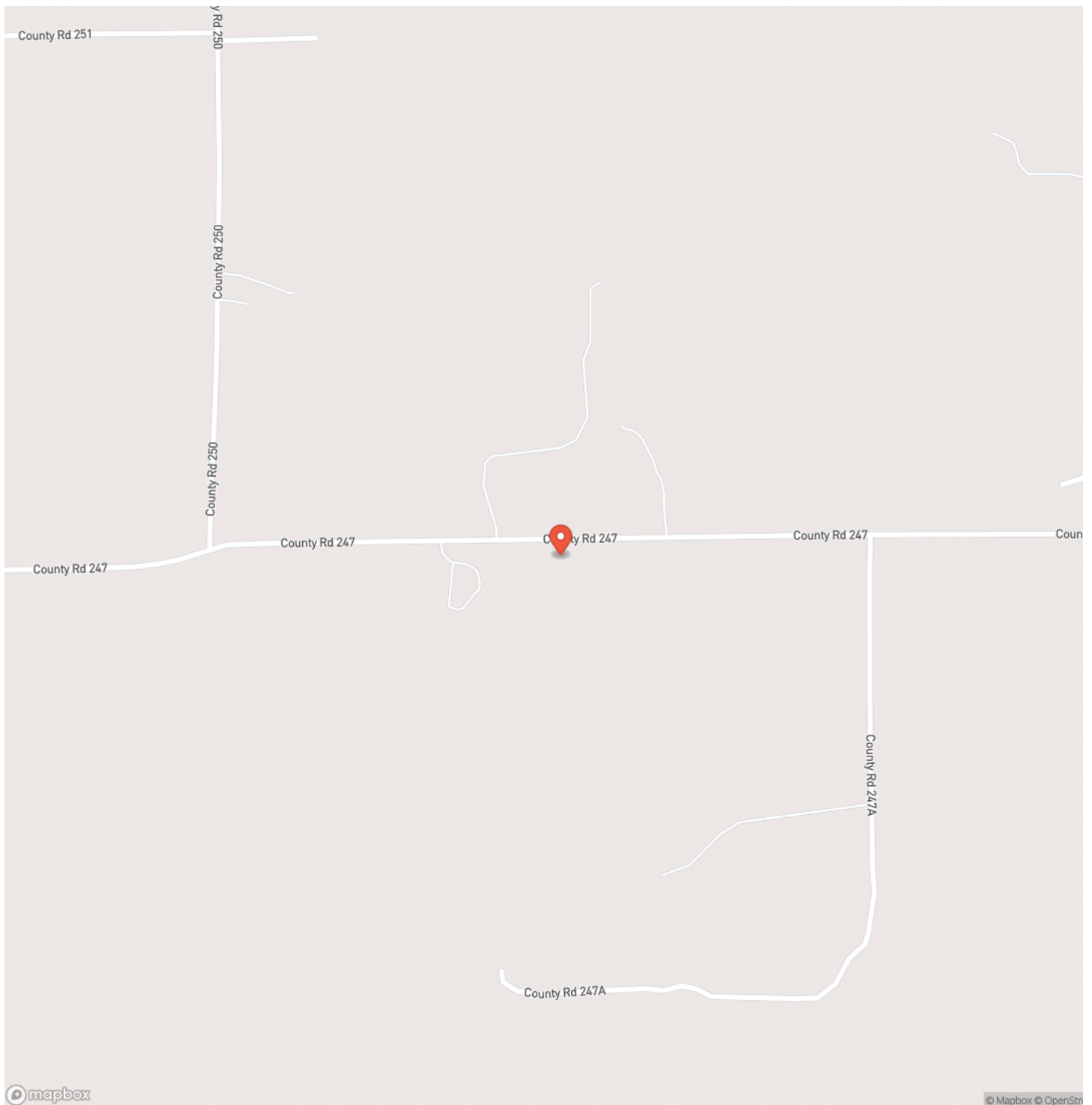
PROPERTY DESCRIPTION

Beautiful, picturesque property located outside of Moravia which is between Schulenburg, Hallettsville and Moulton, 15 minutes from I10 and Schulenburg. This custom-built main house is 2 BR, 2 1/2 BA, 2 story being 3071 s.f. with a 1038 s.f. 3-sided covered porch, and a 624 s.f. detached garage, all per LCAD. The guest house is 1370 s.f. with a 462 s.f. attached garage per LCAD. There is an additional garage/shop being 1120 s.f. with 920 s.f. shed, and an extra room per LCAD. 2 water wells, 2 septic systems. The main house overlooks an approximate 1/2 acre pond with magnificent views, and features 12' ceilings, large open kitchen with dining. Large living room with an extra room for office or possible additional bedroom. Large master suite with walk-in closet, and upstairs bedroom/bathroom with sitting area. Additional attic space. Other amenities include granite counter tops, copper farm sink, large pantry and laundry, engineered wood floors, sunken bathtub, walk-in shower, lots of storage, wood stairs. The guest house is ready for additional family or friends. Come view this lovely property, see for yourself! Tri-County Realty, LLC will co-broker with Buyer's Agent making initial contact & present at all property showings. Contact Roger Sustar with Tri-County Realty, LLC for additional information or to schedule an appointment to view.

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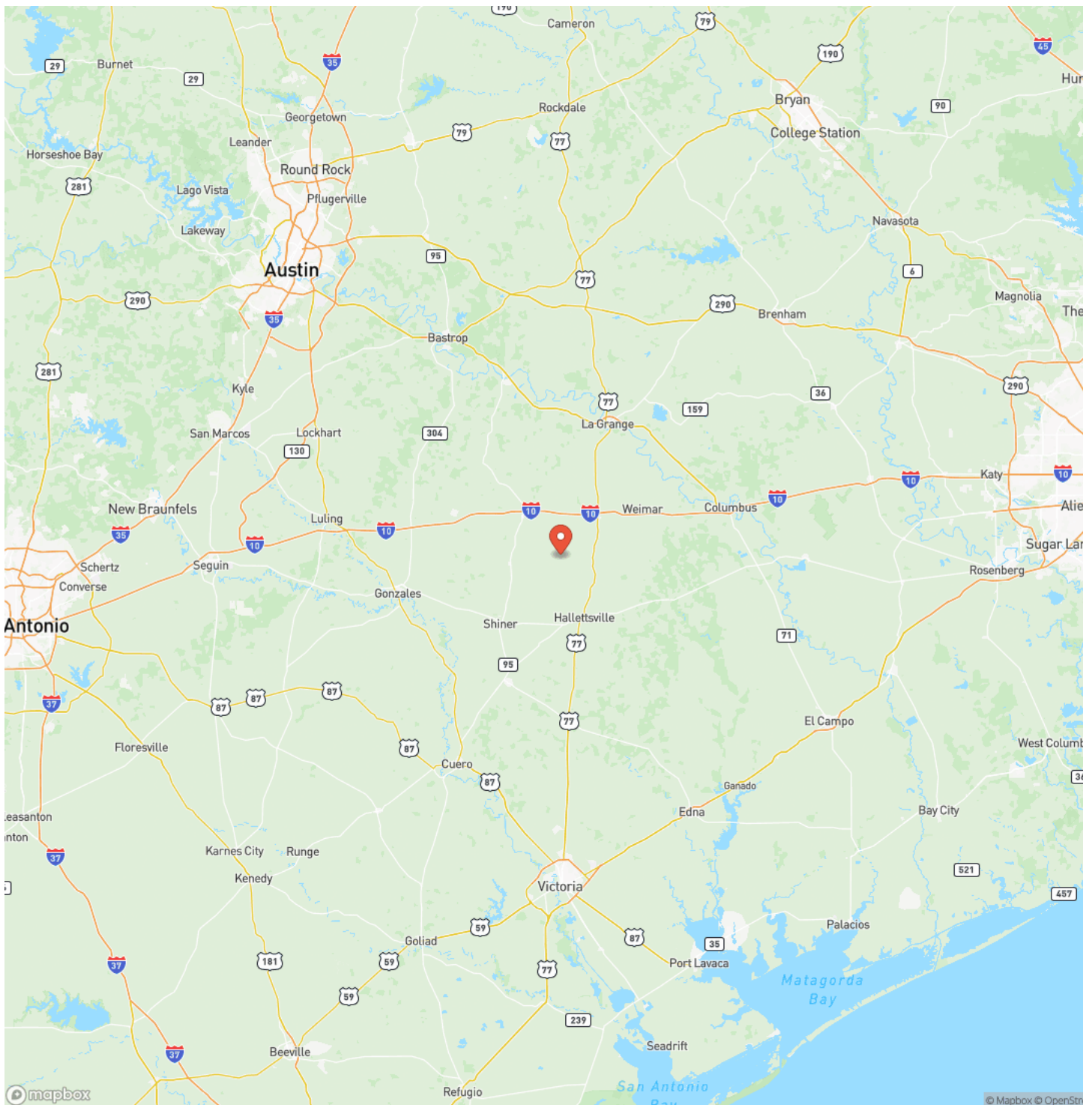


Locator Map



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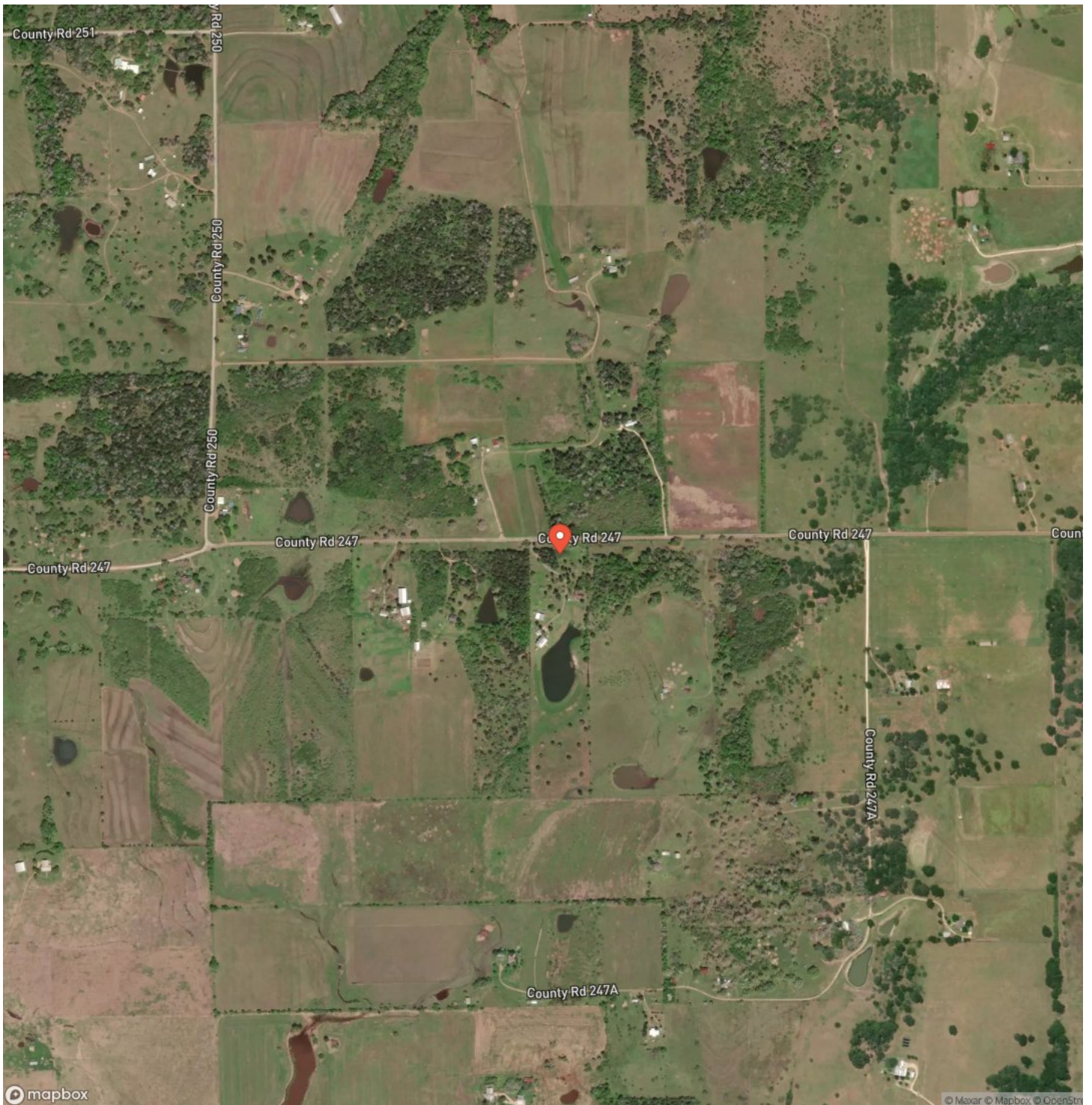
Locator Map



MORE INFO ONLINE:

tricountyrealestate.com

Satellite Map



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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.

This image shows a single 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 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 relation 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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