

**3 Mile Ranch**  
6750 Three Mile Rd  
Flatonia, TX 78941

**\$2,600,000**  
155.950± Acres  
Fayette County



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**3 Mile Ranch**  
**Flatonia, TX / Fayette County**

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**SUMMARY**

**Address**

6750 Three Mile Rd

**City, State Zip**

Flatonia, TX 78941

**County**

Fayette County

**Type**

Farms, Ranches, Recreational Land, Undeveloped Land, Horse Property

**Latitude / Longitude**

29.772817 / -97.203914

**Taxes (Annually)**

1783

**Dwelling Square Feet**

1422

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

155.950

**Price**

\$2,600,000

**Property Website**

<https://bubelarealestate.com/property/3-mile-ranch-fayette-texas/58817/>



**PROPERTY DESCRIPTION**

Welcome to 3 Mile Ranch, a true cattlemen's paradise at 6750 3 Mile Road, Flatonia, TX 78941. This well-maintained property offers a rural retreat that also meets the high standards of any land investor. With a sprawling acreage and over 3,300 feet of road frontage, plus utilities including a water line from Fayette Water Supply Corporation, water well near the home, and readily available electricity, this parcel is primed for investment and development opportunities. The fully paved road frontage enhances accessibility, and the availability of basic utilities makes it ideal for agricultural, residential, or developmental purposes.

The heart of this property showcases lush pastures, robust fencing, and no troublesome water gaps, making it perfect for livestock. The considerable road frontage and beneficial shape add significant value to the estate.

The cozy 3-bedroom, 2-bathroom home offers 1,422 square feet of comfortable living space, complemented by a 1,500 square foot workshop with an attached 3-car carport. The house exudes rustic charm with a welcoming fireplace, a spacious front porch, and a tranquil deck overlooking a 1+ acre stock pond.

The dedicated workshop supports various rural hobbies and crafts, equipped with a sizable carport. Utility amenities include propane, Fayette Electric Co-Op electricity, internet access, and an on-site septic system.

Exploring the outdoors, you'll find a 17' x 74' framed barn and a picturesque, secure gated entry with a cattle guard. Cross-fencing and ag exemption add practical value to this already impressive property.

This property, with its vast road frontage and ready utilities, stands as an excellent investment with substantial future development potential. Multiple prime building sites offer flexibility, and the option to divide the acreage into smaller parcels further increases its appeal.

The landscape features majestic oaks, expansive pastures, and two 1+-acre ponds stock with bass and bluegill. Ideal for year-round outdoor activities like fishing and hunting deer, hogs, dove, and turkey, this land offers an unrivaled lifestyle.

Don't miss this multifaceted opportunity perfect for agriculture, leisure, and development. Located just 8.6 miles north of Flatonia and a quick 10-minute drive from I-10, this estate enjoys seamless connectivity to Houston, Austin, and San Antonio. Seize this rare chance to invest or settle in a versatile and well-positioned property.

To schedule an appointment call listing broker Chip Bubela [\(979\) 743-4555](tel:9797434555)

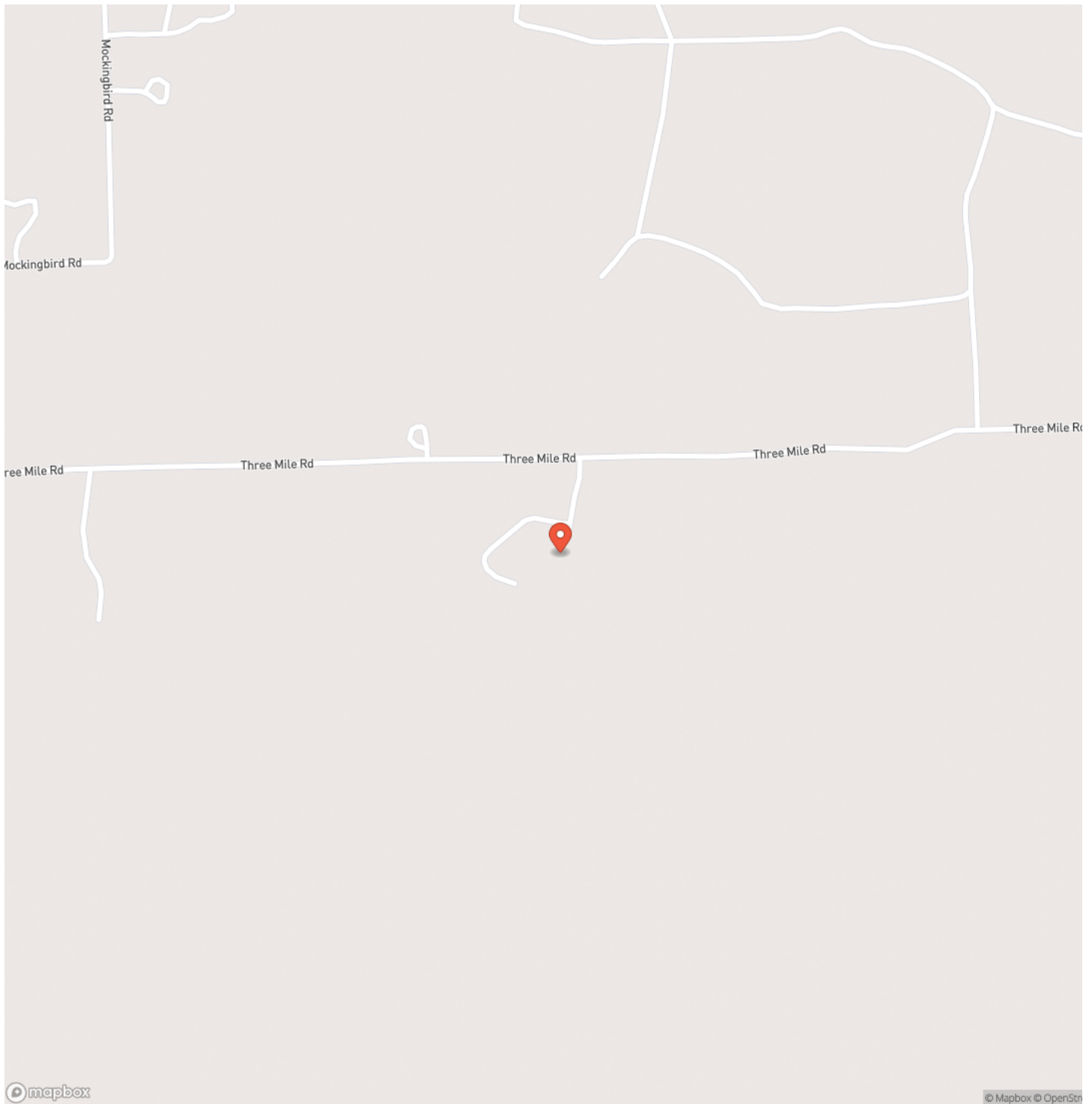


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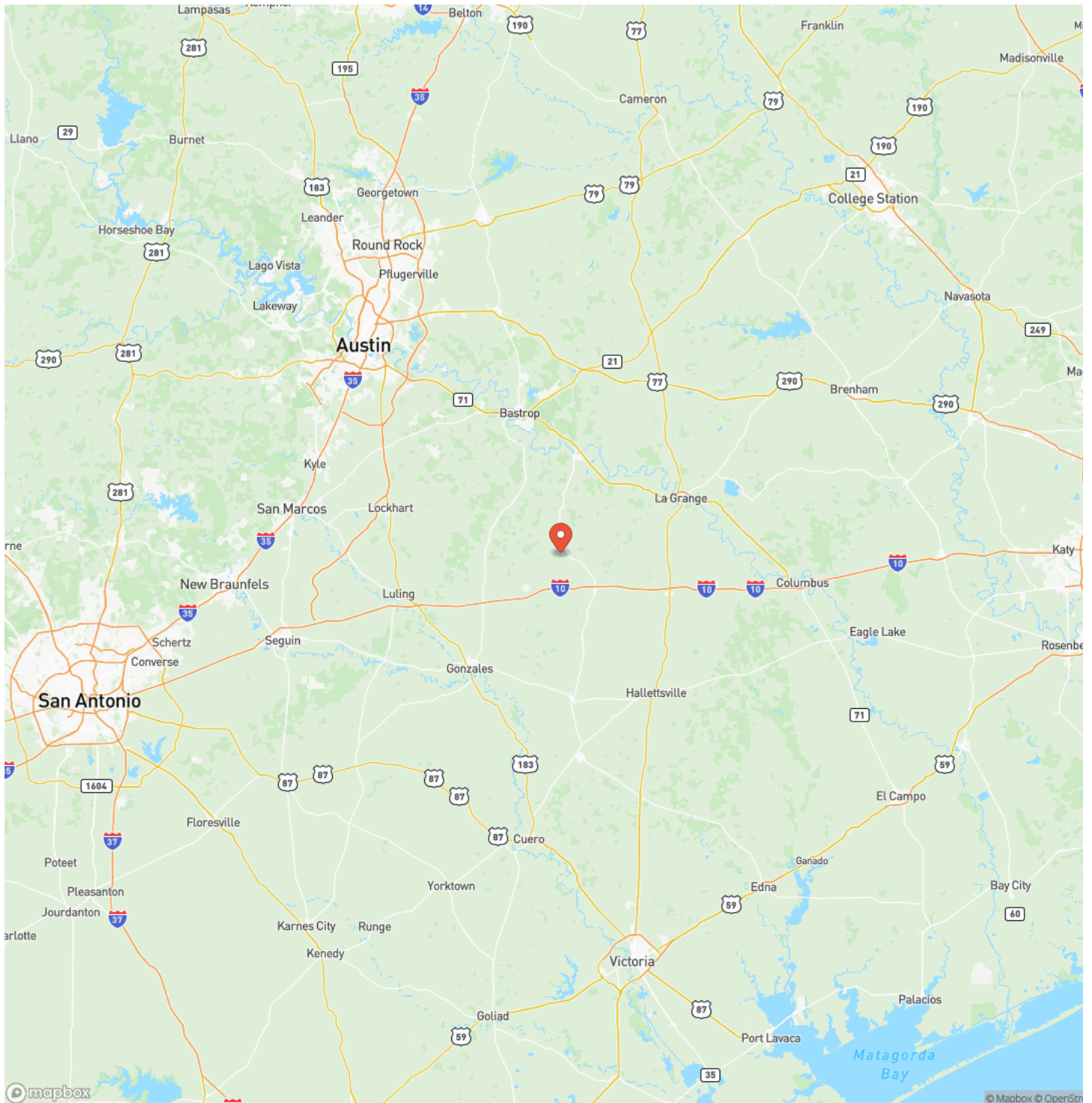


## Locator Map





## Locator Map





## Satellite Map



### 3 Mile Ranch

#### Flatonia, TX / Fayette County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chip Bubela

## Mobile

(979) 743-4555

## Office

(979) 743-4555

## Email

Chip@BubelaRealEstate.com

**Address**

603 N. Main St,

## City / State / Zip

Schulenburg, TX 78956

## NOTES



**MORE INFO ONLINE:**

**bubelarealestate.com**



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## **DISCLAIMERS**

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