

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

\$2,400,000
155.950± Acres
Fayette County



6750 Three Mile Rd, Flatonia - 3 Mile Ranch
Flatonia, TX / Fayette County

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

Dwelling Square Feet

1422

Bedrooms / Bathrooms

3 / 2

Acreage

155.950

Price

\$2,400,000

Property Website

<https://bubelarealestate.com/property/6750-three-mile-rd-flatonia-3-mile-ranch-fayette-texas/58817/>



6750 Three Mile Rd, Flatonia - 3 Mile Ranch Flatonia, TX / Fayette County

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.

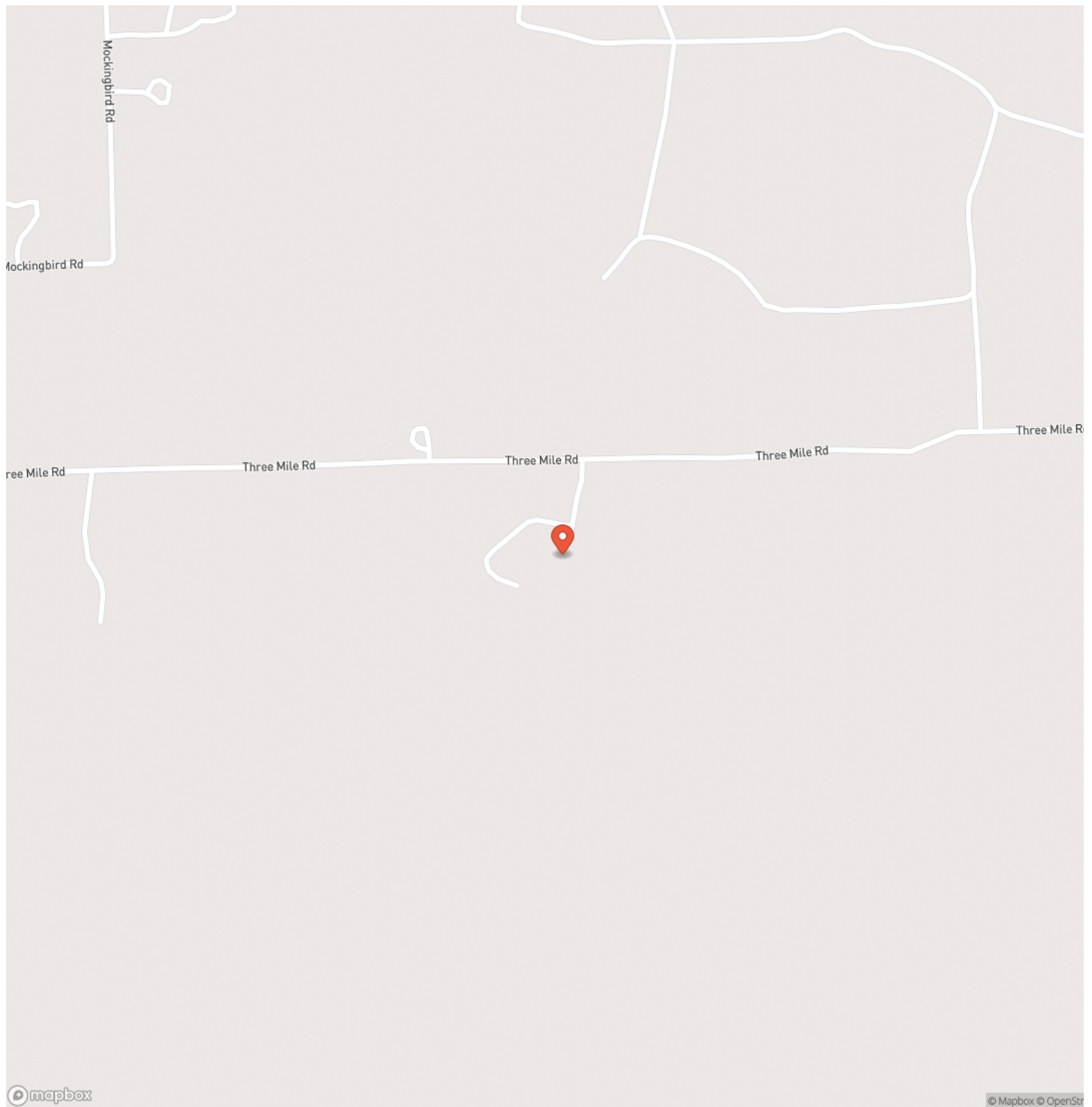
Don't miss this multifaceted opportunity perfect for agriculture, leisure, and development. Located just 8.6 miles north of Flatonia and a quick 10-minute drive from I-10, this estate enjoys seamless connectivity to Houston, Austin, and San Antonio. Seize this rare chance to invest or settle in a versatile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

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

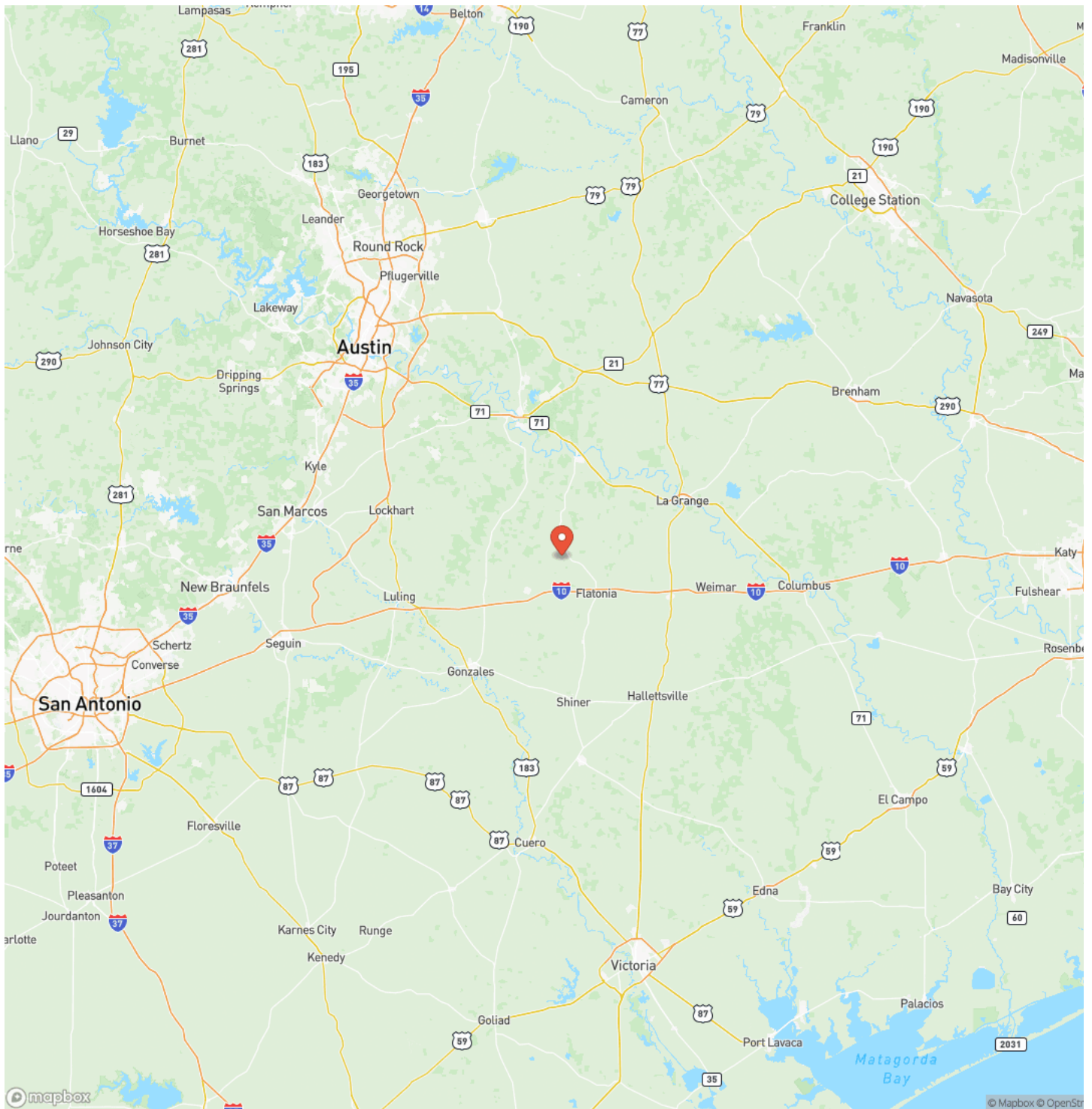
6750 Three Mile Rd, Flatonia - 3 Mile Ranch
Flatonia, TX / Fayette County



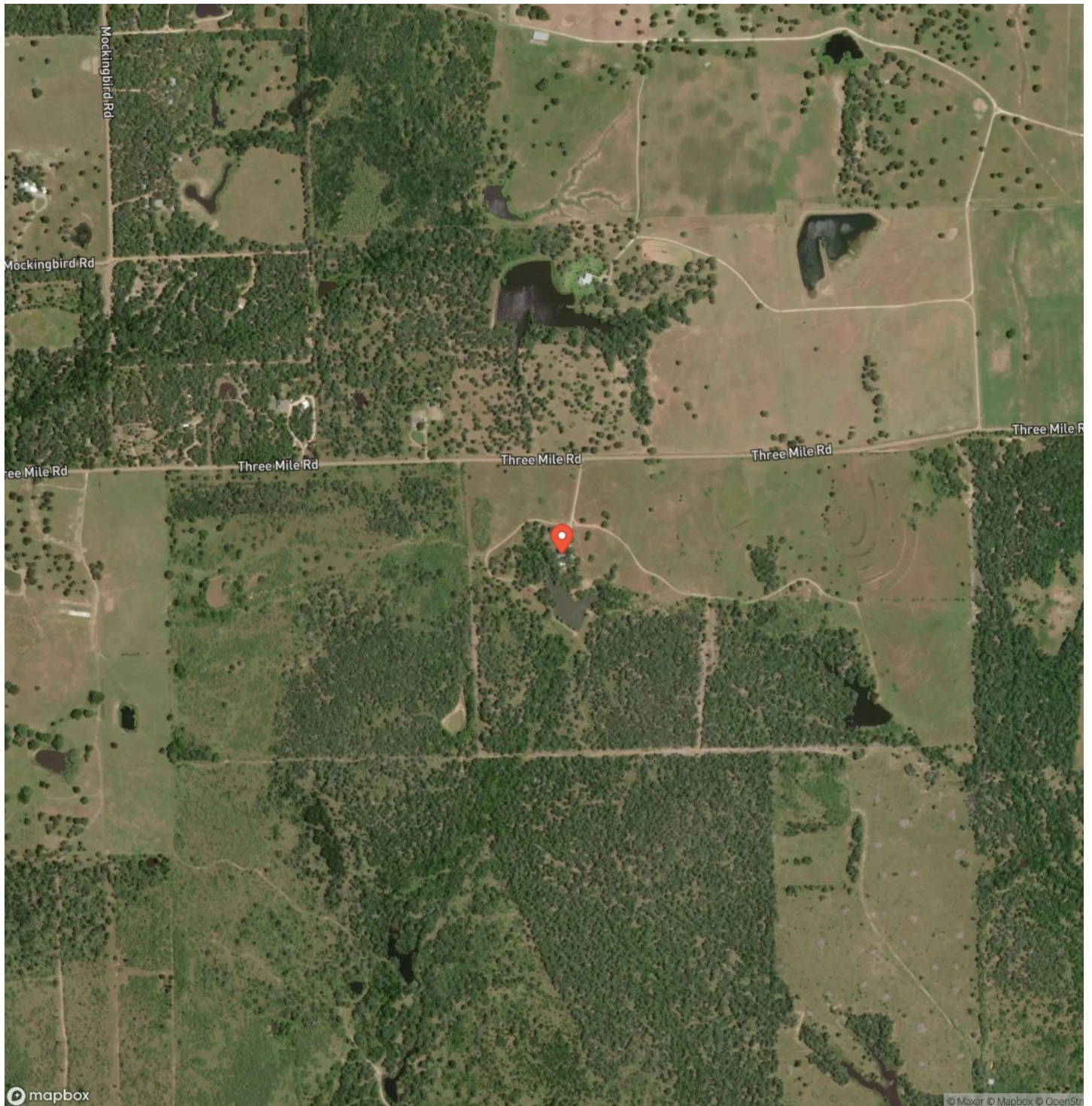
Locator Map



Locator Map



Satellite Map



**6750 Three Mile Rd, Flatonia - 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

NOTES

[illegible]

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

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.

Bubela Real Estate
603 N Main
Schulenburg, TX 78956
(979) 743-4555
bubelarealestate.com
