

3G Ranch
CR 242
Hallettsville, TX 77964

\$1,200,000
93± Acres
Lavaca County



3G Ranch
Hallettsville, TX / Lavaca County

SUMMARY

Address

CR 242

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

Ranches, Single Family

Latitude / Longitude

29.443853 / -96.941093

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 2

Acreage

93

Price

\$1,200,000

Property Website

<https://www.bartrealtyllc.com/property/3g-ranch-lavaca-texas/88481/>



PROPERTY DESCRIPTION

Description

The **3G Ranch** is a 93 ± acre property offering the ideal blend of country living, agricultural productivity, and rural charm. Featuring a classic 3-bedroom, 2-bathroom home built in 1972, the ranch also includes a productive hay field, two ponds, and multiple improvements for both livestock and equipment storage. With excellent county road frontage, working infrastructure, and plenty of room to expand, this property is well-suited as a family homestead, recreational retreat, or working ranch.

Location

Located along county road frontage, **3G Ranch** provides easy access while maintaining the quiet and privacy of country living. Just a short drive to nearby town amenities, this property offers convenience without compromising the peaceful ranch lifestyle.

Improvements

The main residence includes three bedrooms and two bathrooms, offering a comfortable home base for family or weekend living. Supporting structures include a shop with two bay doors, perfect for equipment or projects, along with a storage shed for tools and supplies. The land is fenced on three sides, providing flexibility for livestock and land management.

Utilities

The property is serviced by electric power, septic, and a private well, ensuring reliable water access.

Water

Two ponds enhance the property, providing water for livestock and wildlife, as well as recreational enjoyment.

Land, Wildlife & Hunting

The 93 ± acres feature a productive hay field, open pasture, and scattered cover. The ponds and natural landscape attract native wildlife, creating opportunities for both ranching and recreation.

Remarks

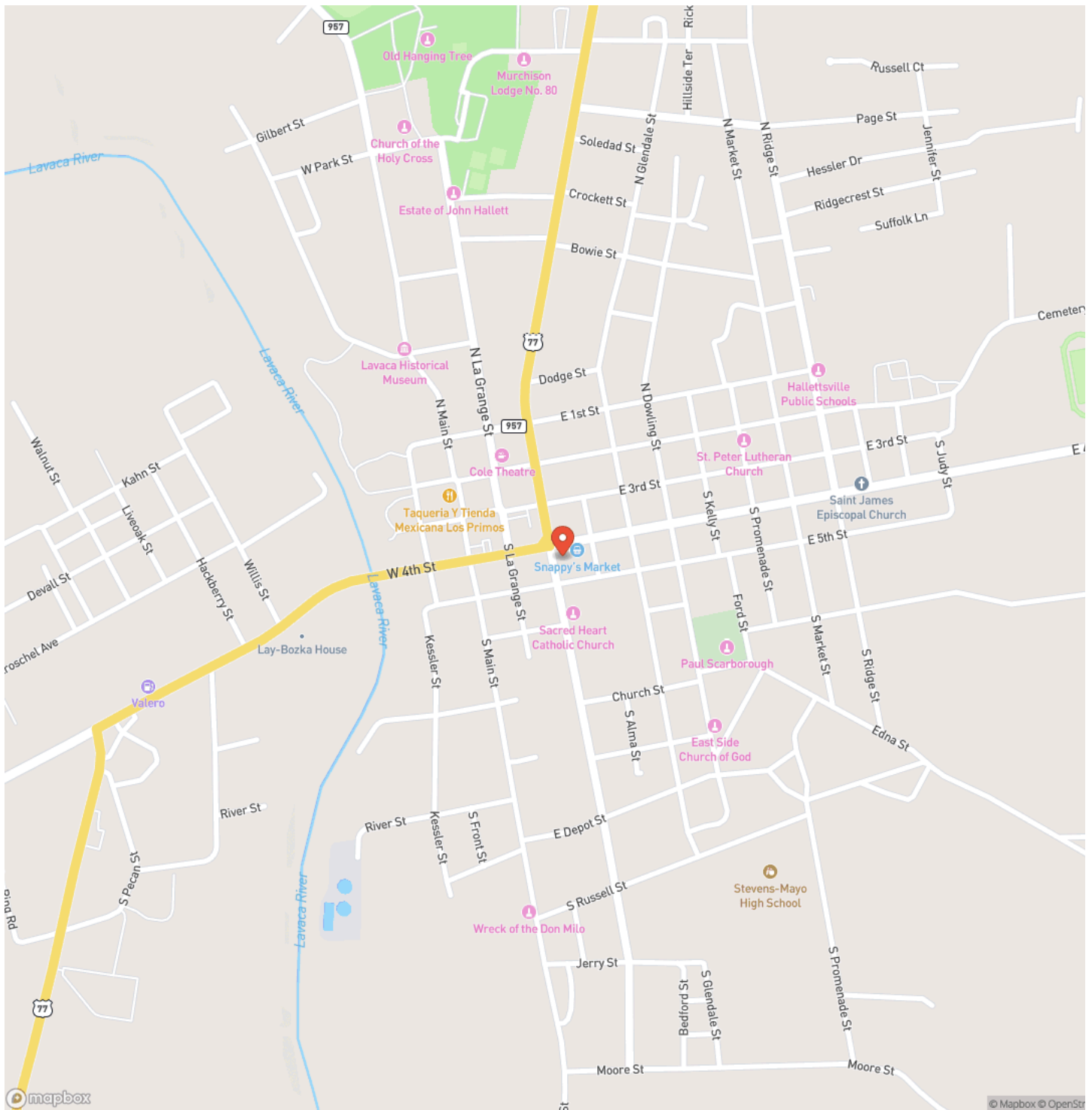
The **3G Ranch** is a versatile property for buyers seeking a balance of open space, water, and country living. Whether your vision is raising cattle, producing hay, or enjoying a private retreat, this ranch offers the land, improvements, and location to make it possible.



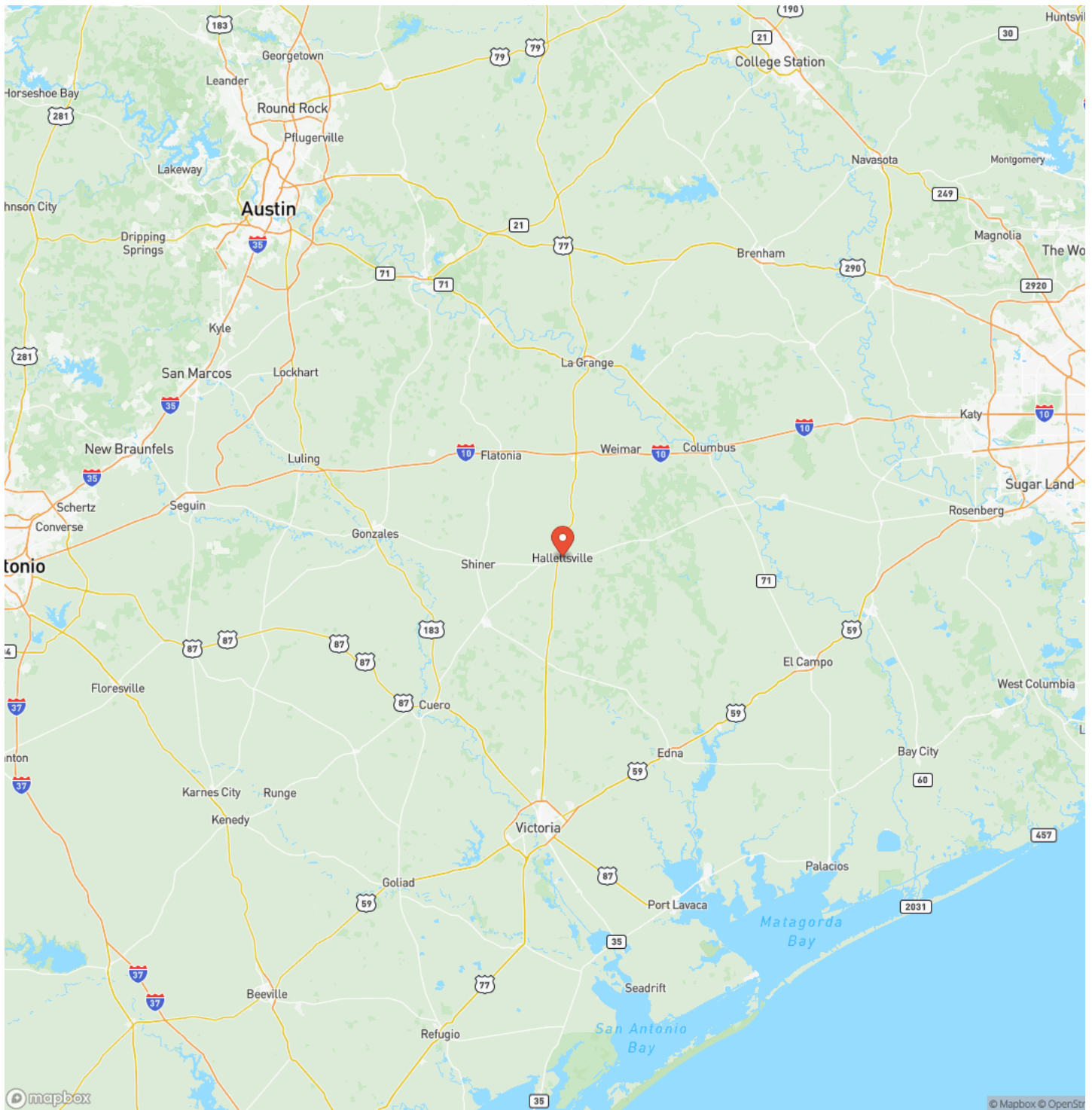
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Locator Map



Locator Map



Satellite Map



3G Ranch
Hallettsville, TX / Lavaca County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

www.bartrealtyllc.com

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DISCLAIMERS

Shown by appointment only with Bar T Realty, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Bar T Realty, LLC.



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