

# \$405,000 - Tract 1 Charcoal Company Lane, Flatonia

MLS® #448864

## \$405,000

0 Bedroom, 0.00 Bathroom,  
Land on 30.00 Acres

N/A, Flatonia, Texas

Beautiful property in a great location in Fayette County. 10 min. south of US 71 and 10 min. north of I-10, this tract is an easy destination from either Houston, Austin, or San Antonio. Multiple building sites. Build on the hilltop ridge, or build amongst the oaks and mature trees and give yourself the privacy you want! A myriad of live oaks and pine trees offer great habitat for the wildlife and shade for livestock. This is a wonderful country setting! There are county water lines at the road, so water is already in place, all you need is a meter! Electricity is nearby on the property. A new entrance has been put in place, and there is a small set of working cattle pens, perfect for livestock, or your FFA project. Deer, turkey, and wild hogs frequent the property often. Come build your dream home and enjoy the beautiful countryside! Light restrictions in place.

## Essential Information

MLS® #	448864
Price	\$405,000
Bathrooms	0.00
Acres	30.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information



Address	Tract 1 Charcoal Company Lane
Subdivision	N/A
City	Flatonia
County	Fayette
State	Texas
Zip Code	78941

### **Amenities**

Utilities	Other, See Remarks, Water Available
Features	None
View	None

### **School Information**

District	Flatonia ISD
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### **Additional Information**

Date Listed	August 17th, 2021
Days on Market	1
HOA Fees	0.00

### **Listing Details**

Listing Office	Holub Real Estate, LLC
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