

\$539,900 - 173 Private Road 4001, Thorndale

MLS® #4094265

\$539,900

0 Bedroom, 0.00 Bathroom, 4,605 sqft
Farm on 11.00 Acres

San Gabriel, Texas, Thorndale, TX

Amazing waterfront opportunity! Rare San Gabriel River frontage (approximately 485 frontage feet). AG EXEMPTION IN PLACE. Gorgeous mature oaks & pecan trees and natural rock ledges create an inviting riverside retreat. Less than an hour from the city, perfect for telecommuters who want the peace and quiet of nature or a wonderful weekend family destination. Property is AG exempt and could also make a great property for hay in the front and river in the back! Seller to require deed restrictions included in sale that prohibit land from being further subdivided to protect the country feel of the area. Seller has purchased water tap from Southwest Milam Water Corporation that buyer can transfer upon sale, which is a pretty great deal, so no wait list. Electricity available nearby. No major restrictions and no HOA. Great neighbors, including friendly cows that come to the fence to greet you. Thorndale is a great community with lots of cozy hometown charm.

Built in 1986

Essential Information

MLS® #	4094265
Price	\$539,900
Bathrooms	0.00
Square Footage	4,605
Acres	11.00
Year Built	1986



Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	173 Private Road 4001
Subdivision	San Gabriel, Texas
City	Thorndale
County	Milam
State	TX
Zip Code	76577

Amenities

Utilities	Electricity Available, Sewer Not Available, Water Available
View	Pasture, River, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description	Agricultural, Cleared, Interior Lot, Level, Orchard(s), Private, Trees Large Size, Views
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School Information

District	Thorndale ISD
Elementary	Thorndale
Middle	Thorndale
High	Thorndale

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