

\$304,780 - 5775 Sand Rock Road Road, La Grange

MLS® #8643124

\$304,780

0 Bedroom, 0.00 Bathroom,
Farm on 10.88 Acres

other, La Grange, TX

Location: This property is located 11 miles west of Round Top, 7± miles east of La Grange

A rare opportunity to own land in Fayette County with a live creek, open pastures, elevation changes, and huge Oak Trees. With Rocky Creek running along the back boundary, this is the perfect, year round recreational property or full time place to call home. Secluded and private from the main road with so many building sites for you to create a serene and tranquil environment for family and friends.

• There is a cleared entrance to the property that was chosen to create an enchanting drive through the woods.

• heavily wooded area and hand picked the best trees to create this path.

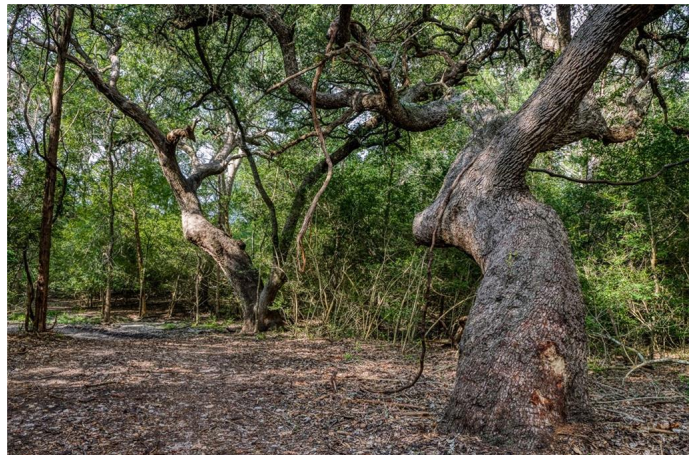
• Concrete covered low water crossing at the bottom of the entrance to the pasture

• Painted sturdy pipe 16 foot setback and 16 ft farm gate

• Hand cut walking trail with stone steps down to Rocky Creek Not often do you find live creek frontage on 10+acres tracts of land. In normal rainfall years, this body of water stays clear and flowing.

Year around water and good vegetation are an excellent recipe to have a great environment for wildlife. Over 35 species of trees were identified on the land. Lots of very large Live Oak and healthy Juniper.

Wildlife: This is an ideal size weekend get



away or country home. The creek naturally offers a fresh source of year around water for wildlife. The Oak trees and brush found on the property is excellent for wildlife. Wildlife includes: Whitetail Deer, turkey, and Dove. No sign of wild hogs.

Minerals: None

Restrictions: Deed Restrictions upon Request

Taxes: Exemption in place.

Essential Information

MLS® #	8643124
Price	\$304,780
Bathrooms	0.00
Acres	10.88
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	5775 Sand Rock Road Road
Subdivision	other
City	La Grange
County	Fayette
State	TX
Zip Code	78945

Amenities

Utilities	Electricity Available
View	None
Waterfront	Creek

Exterior

Lot Description	Agricultural, Many Trees, Trees Medium Size, Gentle Sloping, Rock Outcropping
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School Information

District	La Grange ISD
Elementary	Hermes

Middle	La Grange
High	La Grange

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