

# \$1,155,077 - 526 Charcoal Co Lane, Flatonia

MLS® #1739602

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## \$1,155,077

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 140.86 Acres

Tatum, Flatonia, TX

Beautiful 140 acres with a mix of open pasture and mature trees. Large live oaks dot the landscape along the two seasonal creeks that run through the property. A large stocked pond sits on the eastern edge, set up perfectly for livestock and fishing! Over half a mile of road frontage with 2 access gates, allow for multiple building sites and sets up well for investors. There is an old homesite already set up with electricity and a water meter, and a 2nd pond nearby. The property has diverse terrain, perfect for wildlife, including deer, turkey, and hogs. Property is just 10 minutes from I-10 and US Hwy 290, perfect for easy commutes to Houston, Austin, or San Antonio. This property is in the perfect location and sets up well for the cattleman, hunter, or owner looking to build their dream home on their dream ranch! Small portion of the minerals are negotiable with acceptable offer.



## Essential Information

ListingFeed	abor_vow
MLS® #	1739602
List Price	\$1,155,077
Sale Price	\$1,136,968
Sale Date	August 16th, 2021
Bathrooms	0.00
Acres	140.86
Type	Lots and Acreage

Sub-Type	Other
Status	Closed

### **Community Information**

Address	526 Charcoal Co Lane
Subdivision	Tatum
City	Flatonia
County	Fayette
State	TX
Zip Code	78941

### **Amenities**

Utilities	Electricity Available, Water Available, Sewer Not Available
Features	None
View	Trees/Woods
Waterfront	Seasonal

### **Exterior**

Lot Description	Many Trees, Trees Large Size
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### **School Information**

District	Flatonia ISD
Elementary	Flatonia
Middle	Flatonia Secondary
High	Flatonia Secondary