

\$3,995,000 - 6328 Fm 2237, Cistern

MLS® #3025992

\$3,995,000

4 Bedroom, 4.00 Bathroom, 2,400 sqft
Farms and Ranches on 254.00 Acres

none, Cistern, TX

Tremendous working ranch that has it all. Amazing water on this place, to include, an approximately 13 acre lake filled with fish, 3 additional stocked tanks, and 2 wells. Hunters paradise for waterfowl, dove, quail, deer, turkey, and hogs. Great natural cover with large hardwoods and improved pastures. 3 entrances to property off of paved frontage. Amazing 2,400 sq. ft. barndominium with 4 bedrooms, open area and large kitchen. Perfect family retreat or party place with large porches and open areas with fire and BBQ pits. Peaceful and relaxing. Also, attached is 2,400 sq. ft. of warehouse providing lots of storage for vehicles, ATVs, or workshop. Less than an hour from ABIA. This ranch checks all the boxes.



ALL FURNISHINGS CONVEY!

Built in 2012

Essential Information

ListingFeed	abor_vow
MLS® #	3025992
List Price	\$3,995,000
Sale Price	\$3,500,000
Sale Date	May 26th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	2,400
Acres	254.00
Year Built	2012
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6328 Fm 2237
Subdivision	none
City	Cistern
County	Fayette
State	TX
Zip Code	78941

Amenities

Utilities	Electricity Connected
Features	None
Parking	Garage
View	Panoramic, Trees/Woods
Waterfront	Pond

Interior

Interior	Concrete
Appliances	Electric Water Heater, Free-Standing Electric Range, Microwave
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

Exterior

Lot Description	Farm, Gentle Sloping, Rolling Slope, Many Trees, Views
Windows	See Remarks
Roof	Aluminum
Construction	Metal Siding
Foundation	Slab

School Information

District	Flatonia ISD
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Elementary

Flatonia

Middle

Flatonia Secondary

High

Flatonia High School