

\$2,800,000 - 523 E Fm 1291, Round Top

MLS® #4520369

\$2,800,000

3 Bedroom, 1.00 Bathroom, 2,144 sqft
Farms and Ranches on 46.52 Acres

Warrenton, Round Top, TX

***MOTIVATED SELLERS* PRIME LOCATION IN ROUND TOP(WARRENTON)! +/-46.523 AC at the intersection of State Highway 237 & Farm to Market 1291! On the CORNER with HIGH VISIBILITY along antique show path! Excellent future development options to compliment growth in the area. Plenty of space for RV Park, Storage Buildings, or other lucrative investment opportunities to expand on the Antique Show! Currently zoned Ag and Residential, with active grass lease on pasture land. Round Top is a growing attraction drawing significant crowds for multi day events! Features:320+ feet of SH 237 frontage and over 1100 feet of FM 1291 frontage. Electricity, water well, and septic on property. Fayette County Water also accessible for expansion. Dedicated access directly off of FM 1291. Small pond provides additional natural water source. Seller to retain minerals. HOMESTEAD: 2,144 SF 1 1/2 story, pier & beam house built in 1970 that includes 2 bedrooms and 1 full bath with large upstairs loft and fireplace on the main level. Detached carport, storage shed and small, chainlink-fenced yard. ADDITIONAL OUTBUILDINGS AND BARN: Secondary 1/1 home on property not for use; does allow for additional covered storage. Vintage Barn and stalls currently housing equipment and tools.**

Built in 1970

Essential Information



ListingFeed	abor_vow
MLS® #	4520369
List Price	\$2,800,000
Sale Price	\$2,100,000
Sale Date	February 26th, 2024
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,144
Acres	46.52
Year Built	1970
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	523 E Fm 1291
Subdivision	Warrenton
City	Round Top
County	Fayette
State	TX
Zip Code	78954

Amenities

Utilities	Electricity Available, Electricity Connected, Phone Available, Water Available, Water Connected
Features	None
Parking	Additional Parking, Circular Driveway, Carport
View	Pond, Pasture
Waterfront	Pond

Interior

Interior	Linoleum
Appliances	Electric Water Heater, Oven
Heating	Fireplace(s), Propane
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

Stories One and One Half

Exterior

Exterior Features Exterior Steps, Private Yard
Lot Description Agricultural, Front Yard, Few Trees
Windows Wood Frames
Roof Composition
Construction Wood Siding
Foundation Pillar/Post/Pier

School Information

District Round Top-Carmine ISD
Elementary Round Top-Carmine
Middle Round Top-Carmine
High Round Top-Carmine