

\$1,595,000 - 4690 N Fm 1291 Road, Fayetteville

MLS® #5363671

\$1,595,000

0 Bedroom, 0.00 Bathroom, 6,120 sqft
Farms and Ranches on 83.02 Acres

B Greenville, Fayetteville, TX

COME and enjoy these 82.57 acres located approximately 4.4 miles north of Fayetteville on FM 1291. Bring your ATV, hunting and fishing gear, you won't want to MISS THIS OPPORTUNITY

VIEWS They are amazing due to the four elevation changes. You can see for miles.

WATER

Plenty of water with two average size ponds and two smaller ponds. One is a spring fed pond approximately 12' deep that is stocked with bass, catfish, and perch. Clear creek borders the north side of the property. The well is approximately 600' deep and the old hand dug well has been capped off.

AG EXEMPTION

The ag exemption is kept in place through cattle. The property is completely fenced and cross fenced. Allowing you to run cattle and horses. You could also do hay as there are two fields that are fenced and cross fenced. One of the fields has a nice size pond on it.

CREATE YOUR DREAM HOME in this 1869 home that was moved from Fayette Lake right before it was built, to CH Allen Road & then later moved to the property to be restored. The current owners then added the addition to the home which consisted of a master bedroom & bath and kitchen down stairs and four bedrooms upstairs with a bath. The home is 70% complete with electric and insulation. The floors are just waiting to be refinished.

HORSE BARN

There are four horse stalls as well as two



foaling stalls and a tack/fed room. The current living quarters above the horse barn accommodates two bedrooms, one bath & living /kitchen area.

WORK SHOP 40x60 workshop sits on a concrete slab and has a bathroom& utility room. The sliding doors have a 10'x16' opening. There are two 220 volts and six 110 volts through out the building.

MISCELLANEOUS The electricity runs underground to the Horse Barn, & Work Shop. Adding a little history, FM 1291 at one time ran through the west side of the property with evidence of an old iron bridge crossing Clear Creek. There are two pipelines that cross this property.

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	5363671
List Price	\$1,595,000
Sale Price	\$1,495,000
Sale Date	April 27th, 2022
Bathrooms	0.00
Square Footage	6,120
Acres	83.02
Year Built	2007
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	4690 N Fm 1291 Road
Subdivision	B Greenville
City	Fayetteville
County	Fayette
State	TX

Zip Code 78940

Amenities

Utilities Electricity Connected, Water Connected

View Pond, Pasture

Waterfront Pond

Exterior

Lot Description Agricultural, Views

Foundation Slab

School Information

District Fayetteville ISD

Elementary Fayetteville

Middle Fayetteville

High Fayetteville