

# \$1,299,000 - 2162 Farm To Market 1291 Road, New Ulm

MLS® #5728181

---

## \$1,299,000

3 Bedroom, 2.00 Bathroom, 3,825 sqft  
Farms and Ranches on 31.31 Acres

None, New Ulm, TX

The views overlooking the trees from this Colorado County hilltop, and the encompassing serenity you feel when on the 31+ acre property is like no other. Walk the paths through the skillfully landscaped yard, look out to the rich grasses surrounding and up to the mature trees cascading, and realize that this is what you've been searching for. The improvements are generous. A breezeway attaches the open concept main house to the rec room, offering optimal space for gathering, with a combined square footage of approx 3825sf. Enjoy entertaining outdoors under one of the large porches, patios, and/or pergola. The ag-exempt property has ample storage for all your toys and hobbies, including equipment buildings, a workshop, RV carport, garden sheds, and animal pens. As you can tell, this Colorado County hilltop has it all, why don't you see for yourself! \*Accessed by easement - the 15.5 acres the easement crosses is also for sale, by different owner



Built in 2002

## Essential Information

ListingFeed	abor_vow
MLS® #	5728181
List Price	\$1,299,000
Sale Price	\$1,200,000
Sale Date	August 12th, 2022
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	3,825
Acres	31.31
Year Built	2002
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2162 Farm To Market 1291 Road
Subdivision	None
City	New Ulm
County	Colorado
State	TX
Zip Code	78950

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected, Propane
Features	Game Room, Internet Access, Kitchen Facilities
Parking	Additional Parking, Attached Carport, Circular Driveway, Enclosed, Gravel, RV Carport, Storage
View	City, Trees/Woods, Pasture
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Microwave, Built-In Gas Oven, Built-In Gas Range, Dryer, Gas Water Heater, Washer, Water Softener
Heating	Central, Fireplace(s), Hot Water, Propane
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Starter, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Covered Courtyard, Private Entrance, RV Hookup
Lot Description	Front Yard, Gentle Sloping, Landscaped, Trees Large Size, Agricultural, Farm, Few Trees, Garden
Windows	Shutters, Window Coverings
Roof	Metal
Foundation	Slab

### **School Information**

District	Columbus Isd
Elementary	Other
Middle	Other
High	Other