

\$4,321,800 - 1112 E State Highway 71, La Grange

MLS® #6466004

\$4,321,800

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 240.01 Acres

Burnham, La Grange, TX

Now available is an Unrestricted Income Producing Property or a Hunters/Sportsman's Dream with possible commercial endeavors located on Hwy 71 East of La Grange. This property has been in the family over 80 years Bring your ATV to view 240.10 acres fronting Highway 71 with approximately .40 of a mile of road frontage. The southern part of the property is bordered by Ross Creek. You will find elevation changes from 240' to 330'. This is a very wooded piece of property which could be another source of income. You will find an abundance of Post Oak, Cedar, Live Oak, Mesquite, some Sycamore and Pecan trees. It is a hunter's paradise with large deer, turkeys, hogs, bobcats & coyotes. There is a green built weekend cabin that can sleep six people. It's all electric, and has a picnic & barbeque area under the covered carport for your enjoyment.

The old homestead could be restored. It was built by hand in 1942 and the kitchen was added in 1958 with cedar cabinets. There are several water sources. The cabin has a well 200' deep that pumps 4 gallons per min. There is a 6" • 1200' deep well that the gravel company put in in 1970. The city of La Grange was interested in leasing the water rights to this well. Plus, there is a 75' hand dug well. Two ponds, one is approximately an acre with a floating deck, stocked with catfish and bass & is approximately 20' deep in the center. The other pond is also stocked and



there is water in the ravine.

In 1970 sand & gravel was excavated off the property and what is left is 175 Metric Tons of pea gravel, bull rock & sand. There is a producing well that the seller will convey 50% of owned minerals.

Built in 2012

Essential Information

ListingFeed	abor_vow
MLS® #	6466004
List Price	\$4,321,800
Sale Price	\$3,361,400
Sale Date	September 5th, 2023
Bathrooms	0.00
Acres	240.01
Year Built	2012
Type	Commercial Sale
Sub-Type	Ranch
Status	Closed

Community Information

Address	1112 E State Highway 71
Subdivision	Burnham
City	La Grange
County	Fayette
State	TX
Zip Code	78945

Amenities

Utilities	Water Available
Parking	None

Exterior

Construction	See Remarks
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