

# \$399,000 - 2733 E Fm 318, Yoakum

MLS® #528482

## \$399,000

3 Bedroom, 2.00 Bathroom, 1,368 sqft  
Farm on 24.04 Acres

N/A, Yoakum, Texas

Country Living at it's best on 24 acres with cute 3 bedroom/2 bath home in the rolling hills of Lavaca County. Great floor plan with open Living/dining with electric fireplace, farmhouse kitchen with rustic wood countertops and stainless-steel appliances. Large primary bedroom (12x15) and 2 guest bedrooms separated by living area. Utility Room between kitchen and Primary Bedroom. Covered back deck overlooking the pasture. Insulated metal barn (50 x 36) includes 2 inside horse stalls with 3 water lines for the stalls. 350 ft circular gravel drive from road to house. Detached 2 car carport. Open pasture in front part of property slopes down to a heavily wooded area with wet weather creek on back half. Currently under ag exemption. Pasture has been fertilized/weeded and recently produced 14 round bales. Water well is 350' deep, 40/gal per minute with water softener. Only 2 miles from Yoakum, 16 miles from Hallettsville and halfway between Houston and San Antonio.

Built in 2022

## Essential Information

MLS® #	528482
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,368



Acres	24.04
Year Built	2022
Type	Farm
Sub-Type	Manufactured Home
Style	Manufactured Home
Status	Active

### **Community Information**

Address	2733 E Fm 318
Subdivision	N/A
City	Yoakum
County	Lavaca
State	Texas
Zip Code	77995

### **Amenities**

Parking Spaces	2
Parking	Circular Driveway, Detached Carport
View	Creek/Stream, Seasonal View

### **Interior**

Interior	Vinyl
Appliances	Electric Range, Electric Water Heater, Some Electric Appliances, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric, 1 Unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Porch, Deck, Horse Facilities
Windows	Window Treatments
Roof	Composition, Shingle
Construction	HardiPlank Type
Foundation	Other, See Remarks

### **School Information**

District Sweet Home ISD

### **Additional Information**

Date Listed December 7th, 2023

Days on Market 214

### **Listing Details**

Listing Office Martha Turner Sotheby's International Realty

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