

TBD Nickel-Mica Rd, Flatonia
TBD Nickel-Mica Rd
Flatonia, TX 78941

\$1,100,000
48± Acres
Fayette County



TBD Nickel-Mica Rd, Flatonia
Flatonia, TX / Fayette County

SUMMARY

Address

TBD Nickel-Mica Rd

City, State Zip

Flatonia, TX 78941

County

Fayette County

Type

Farms

Latitude / Longitude

29.721259 / -97.105558

Taxes (Annually)

34

Acreage

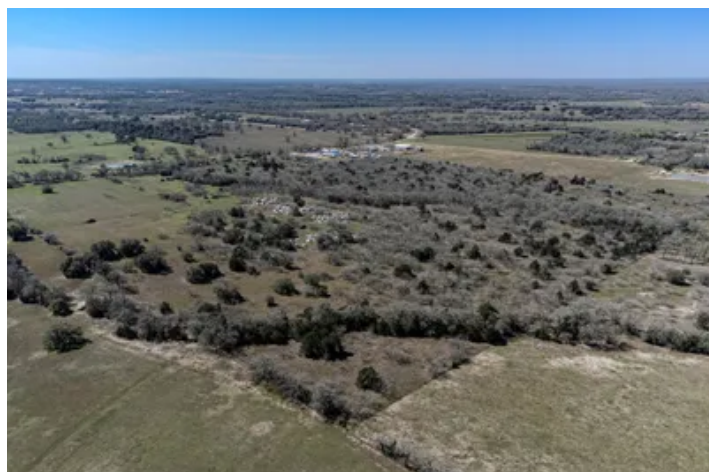
48

Price

\$1,100,000

Property Website

<https://bubelarealestate.com/property/tbd-nikel-mica-rd-flatonia-fayette-texas/99848/>



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Flatonia, TX / Fayette County**

PROPERTY DESCRIPTION

Discover this beautiful 48 +/- acre tract in the Wright Survey (ABS A318) just outside Flatonia. With paved county road frontage, electricity available at the road, and a fully fenced perimeter, this property is perfectly suited for a homesite, cattle operation, or weekend recreational retreat.

The land features gentle rolling terrain with a blend of open pasture and light brush, offering native grasses, scattered trees, and natural privacy throughout. Several elevated build sites provide long, unobstructed country views.

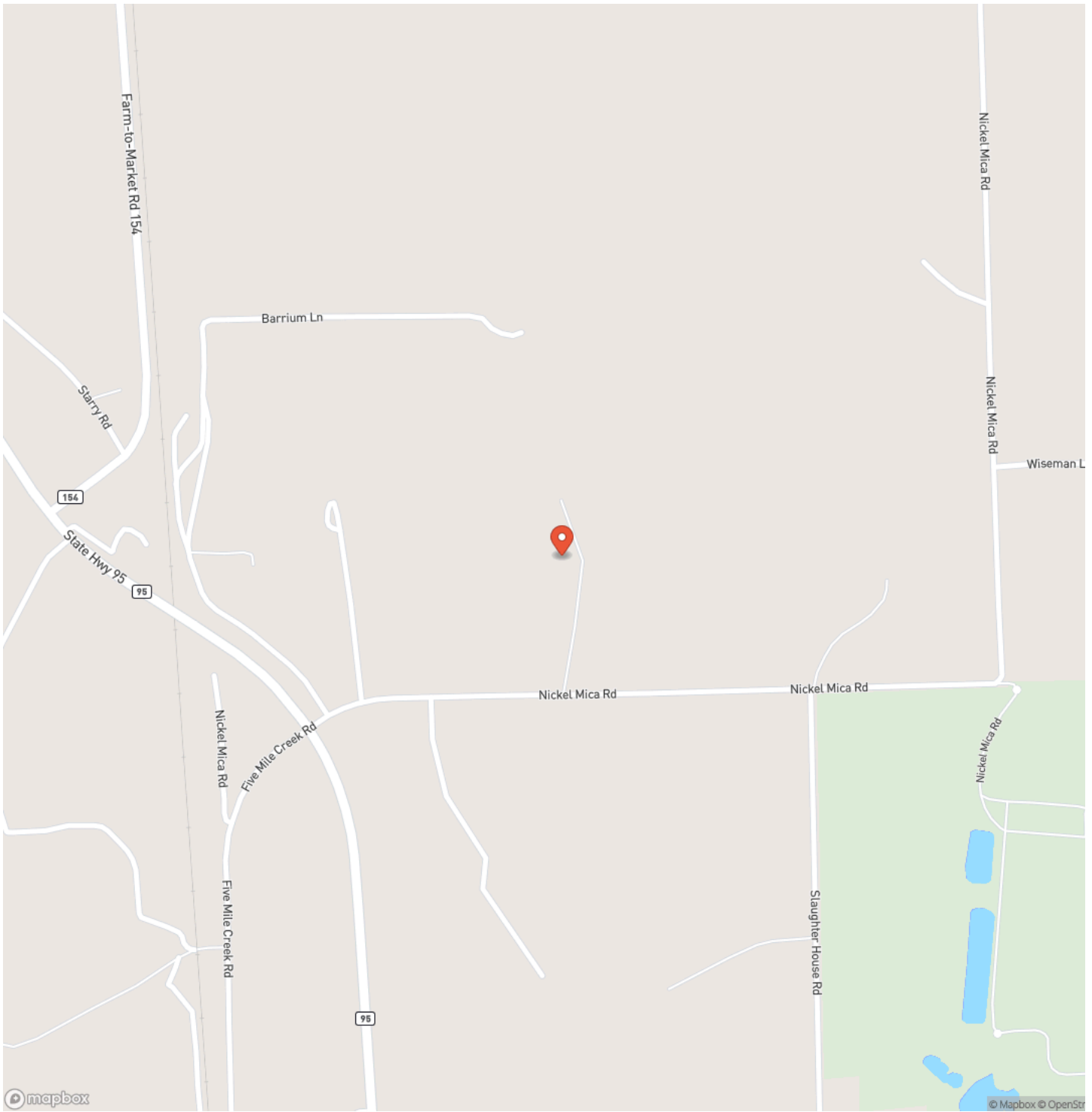
The property benefits from an existing agricultural valuation, keeping annual taxes very low. It's well-positioned for cattle, horses, or continued ag use, and the area is known for abundant wildlife, including deer and dove-ideal for hunting or quiet enjoyment.

A water well and septic system will be needed. With no restrictions and no existing structures, you have a true blank slate to design the setup that fits your vision.

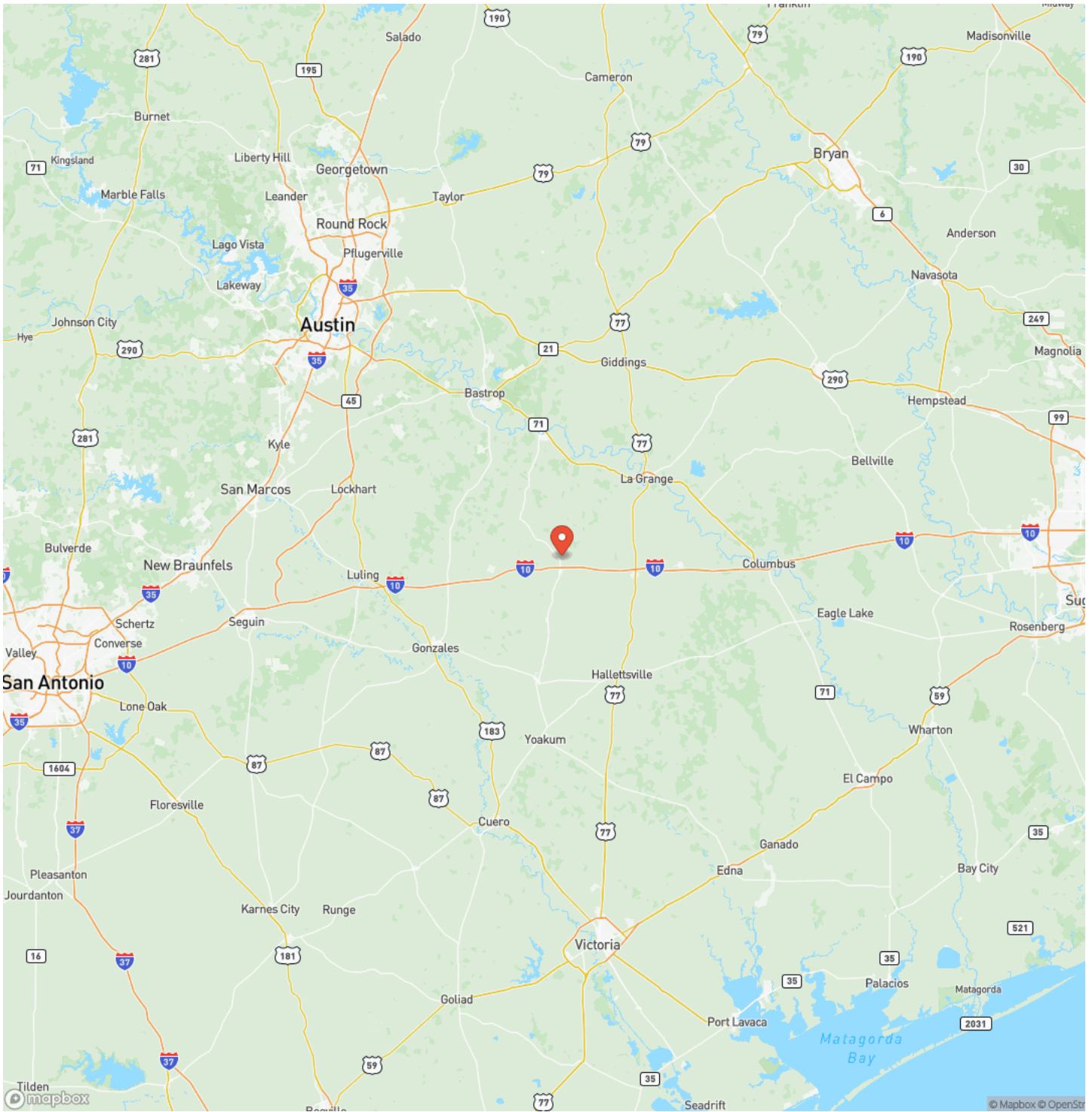
TBD Nickel-Mica Rd, Flatonia
Flatonia, TX / Fayette County



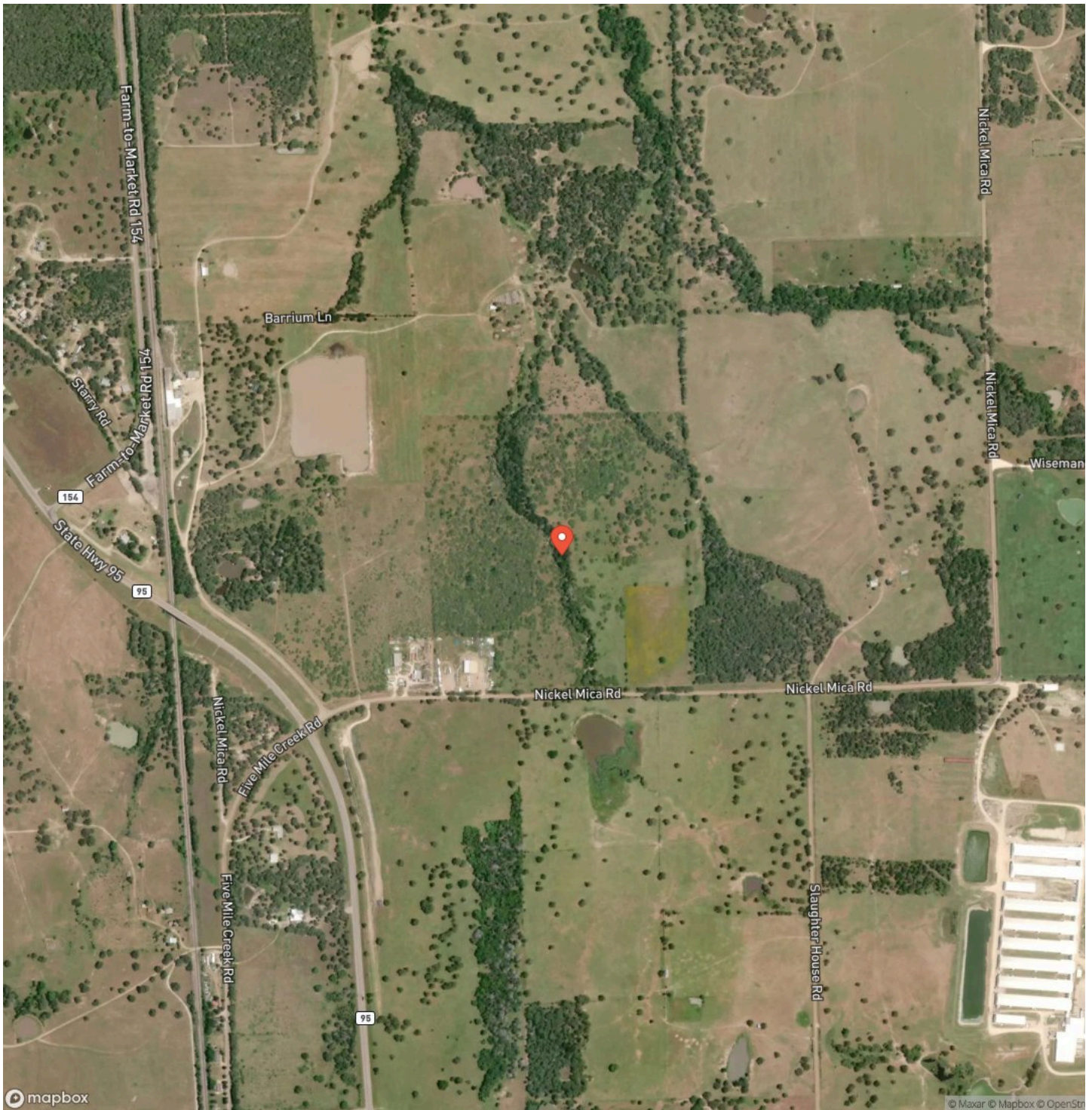
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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