



Jacobs Properties

STONE RIVER RANCH

West Point, Fayette County, Texas

Exceptional Colorado River frontage property offering approximately 1,285± of direct river access. This rare acreage borders LCRA's Plumb Park to the north, providing added privacy, protected views, and a natural buffer that enhances the property's serene setting. An old ranch house sits near the road and has been very tastefully completed, blending classic Texas charm with thoughtful updates. The home is warm, inviting, and full of character – truly a must-see to fully appreciate the craftsmanship and atmosphere. A barn is conveniently located north of the residence, ideal for storage, livestock, or future ranch use. The property is well-equipped with both private well water and county water service, offering flexibility and reliability. With expansive river frontage, park adjacency, and a beautifully finished home, this property presents an outstanding opportunity for a private riverfront retreat, recreational getaway, or long-term investment. Rarely does a property of this caliber and location come to market.

~~Offered for \$1,900,000~~

Price Reduced to \$1,324,500!

AMERICAN
FARM + RANCH

Directions to property:

Take Hwy 71 west out of LaGrange to Prairie Valley Rd.
Take a right heading north. Go over railroad tracks
to property on the left. Look for signage.

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