

1727 FM 2503, Fayetteville
1727 FM 2503
Fayetteville, TX 78940

\$764,500
18.26± Acres
Fayette County



1727 FM 2503, Fayetteville
Fayetteville, TX / Fayette County

SUMMARY

Address

1727 FM 2503

City, State Zip

Fayetteville, TX 78940

County

Fayette County

Type

Farms, Single Family

Latitude / Longitude

29.885734 / -96.658943

Taxes (Annually)

\$1,043

Dwelling Square Feet

1,634

Bedrooms / Bathrooms

4 / 2

Acreage

18.26

Price

\$764,500

Property Website

bubelarealestate.com



PROPERTY DESCRIPTION

Country Living on 18.26 Beautiful Acres in Fayetteville, Texas
1727 FM 2503 Fayetteville, Tx

4 bedrooms, 2 bathrooms, 1,634 sq ft, 18.26 acres, 2 car attached garage

Discover the charm and possibilities of country living with this 4-bedroom, 2-bathroom situated on 18.26 beautiful acres of rich black land soil in Fayette County. Built in 1980, this 1,634 sq ft home offers a peaceful rural setting surrounded by majestic mature oak trees, numerous producing-age pecan trees, and plenty of room to enjoy the outdoors.

From the moment you enter the property off FM 2503, you'll appreciate the picturesque, fenced driveway shaded by towering oak trees, creating a welcoming entrance to this lovely country retreat. The acreage features an abundance of mature oak and pecan trees, open spaces, and a pond with an existing pier that offers restoration potential.

Inside, the home features a comfortable living and dining area with a wood burning style fireplace as its focal point. A convenient breakfast bar separates the kitchen from the main living space, creating an inviting layout for family gatherings and everyday living. The spacious primary bedroom includes a private bathroom, while three additional bedrooms share a full bathroom located off the hallway.

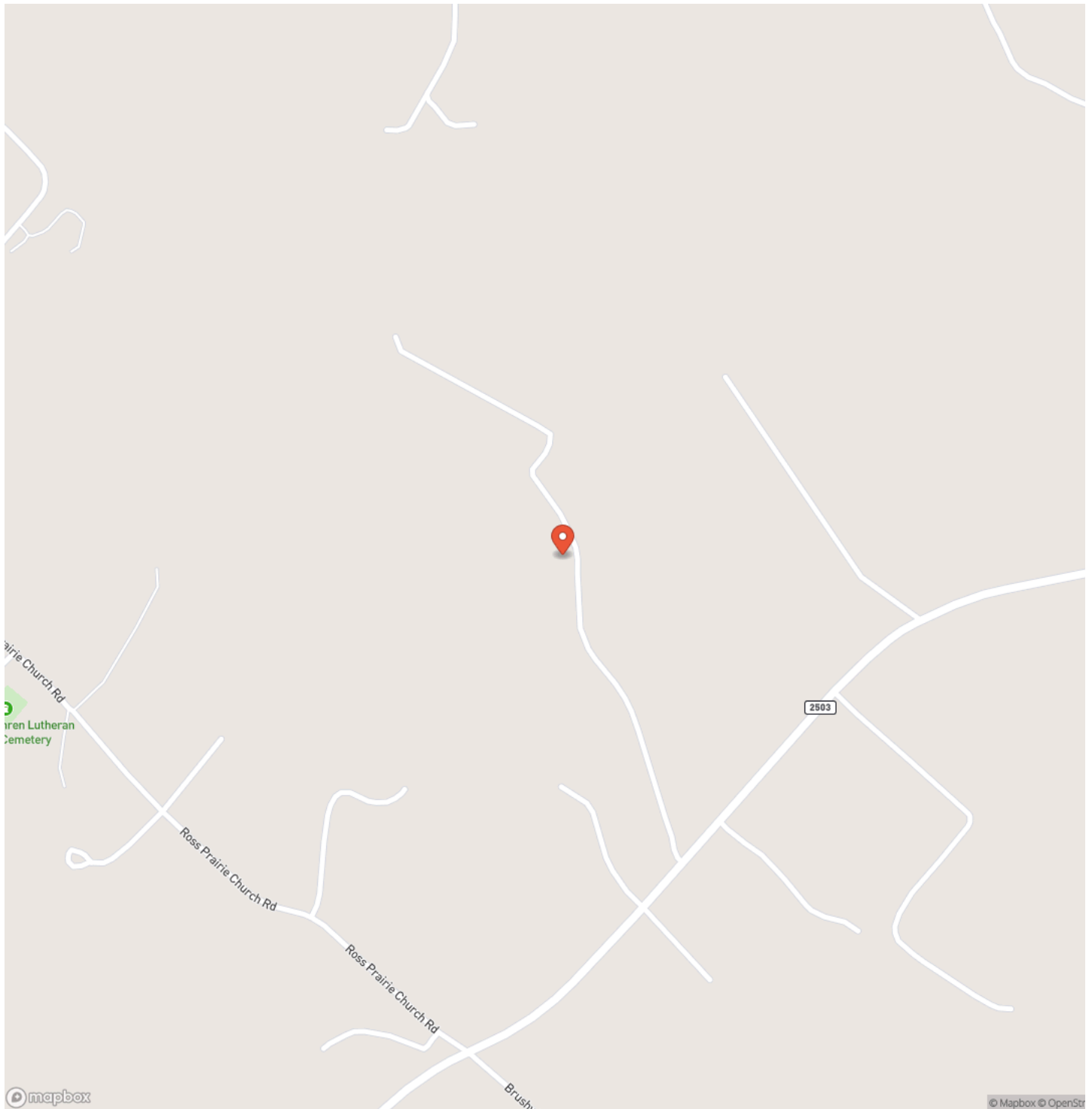
Step outside onto the back patio and take in the peaceful surroundings and natural beauty of the property. An older barn and livestock pens are also located behind the house on the acreage and although in need of substantial repairs, offer possibilities for those interested in restoring the property's agriculture features. The home has been well situated among the beautiful trees and offers a wonderful opportunity for buyers looking to add their personal touches. While some interior updating and improvements are needed, the home provides a great foundation for creating a comfortable country residence.

Whether you're dreaming of a peaceful country homestead, a weekend getaway, a small ranch, or simply a place to enjoy the beauty of rural Fayette County, this property offers acreage, character, and endless possibilities. Come explore the potential of this beautiful 18.26-acre property and imagine making it your own.

There is an easement on this property that goes to a land owner on the back side of adjoining acreage.

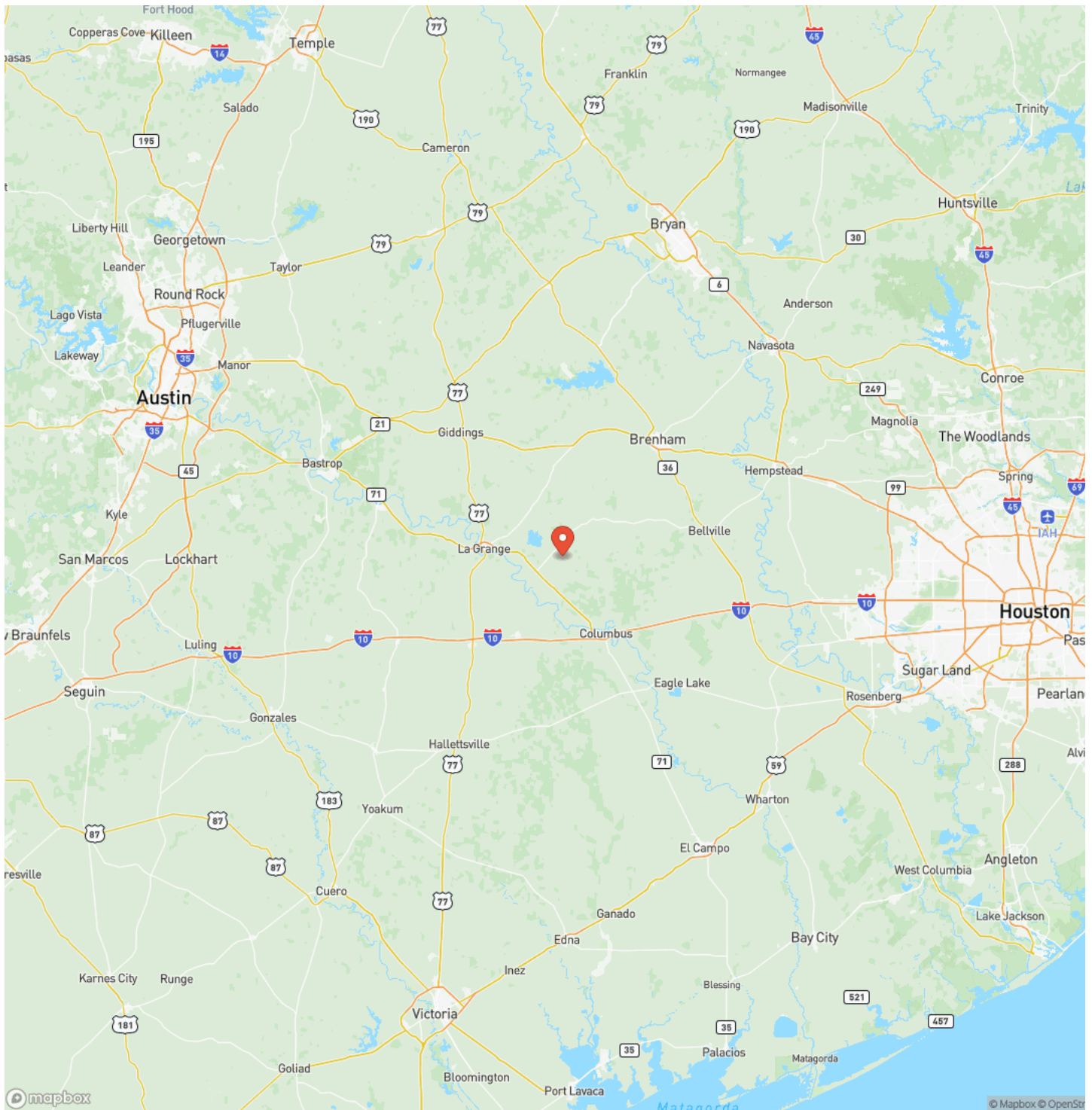


Locator Map

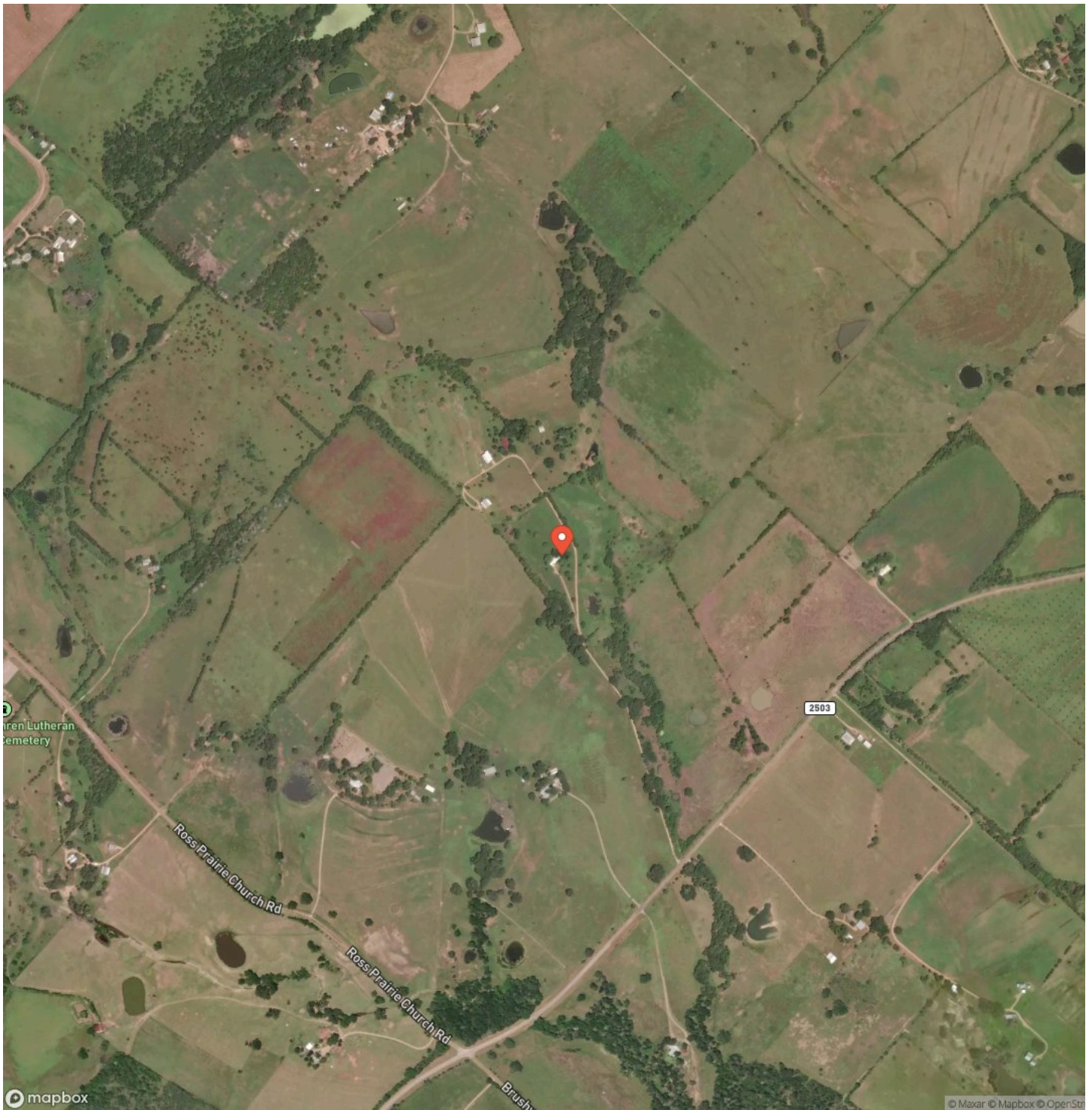


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Locator Map



Satellite Map



1727 FM 2503, Fayetteville
Fayetteville, TX / Fayette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kim Walcik

Mobile

(979) 702-1172

Email

kimw@bubelarealestate.com

Address

City / State / Zip

Schulenburg, TX 78956

NOTES

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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