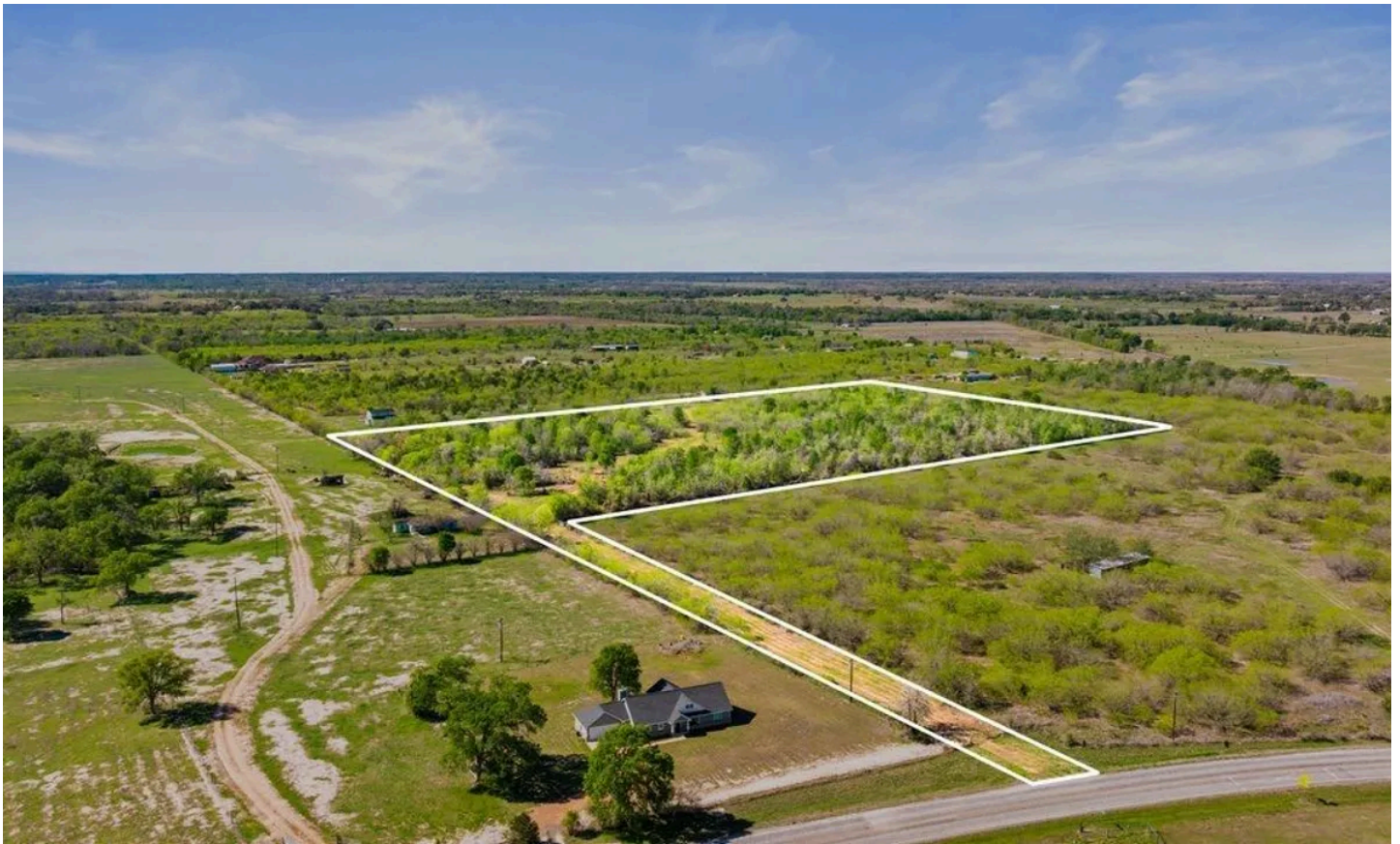


Winchester Ranch
8530 FM 153
La Grange, TX 78945

\$350,000
17.56± Acres
Fayette County



Winchester Ranch
La Grange, TX / Fayette County

SUMMARY

Address

8530 FM 153 null

City, State Zip

La Grange, TX 78945

County

Fayette County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

30.0077 / -97.0115

Acreage

17.56

Price

\$350,000

Property Website

<https://www.gowestpole.com/property/winchester-ranch/fayette/texas/101299/>



PROPERTY DESCRIPTION

Discover the charm of rural living with this exceptional 17.56+/- acre property located at 8530 FM 153 in the peaceful community of Winchester, just outside of La Grange. A forest of natural beauty, this expansive tract provides the perfect canvas for those dreaming of a tucked-in home country estate, a working hobby farm, or a serene weekend getaway. With its level topography and partially cleared land ready to build, the property captures lush greenery, inviting you to escape the city bustle and enjoy the wide-open skies of Fayette County.

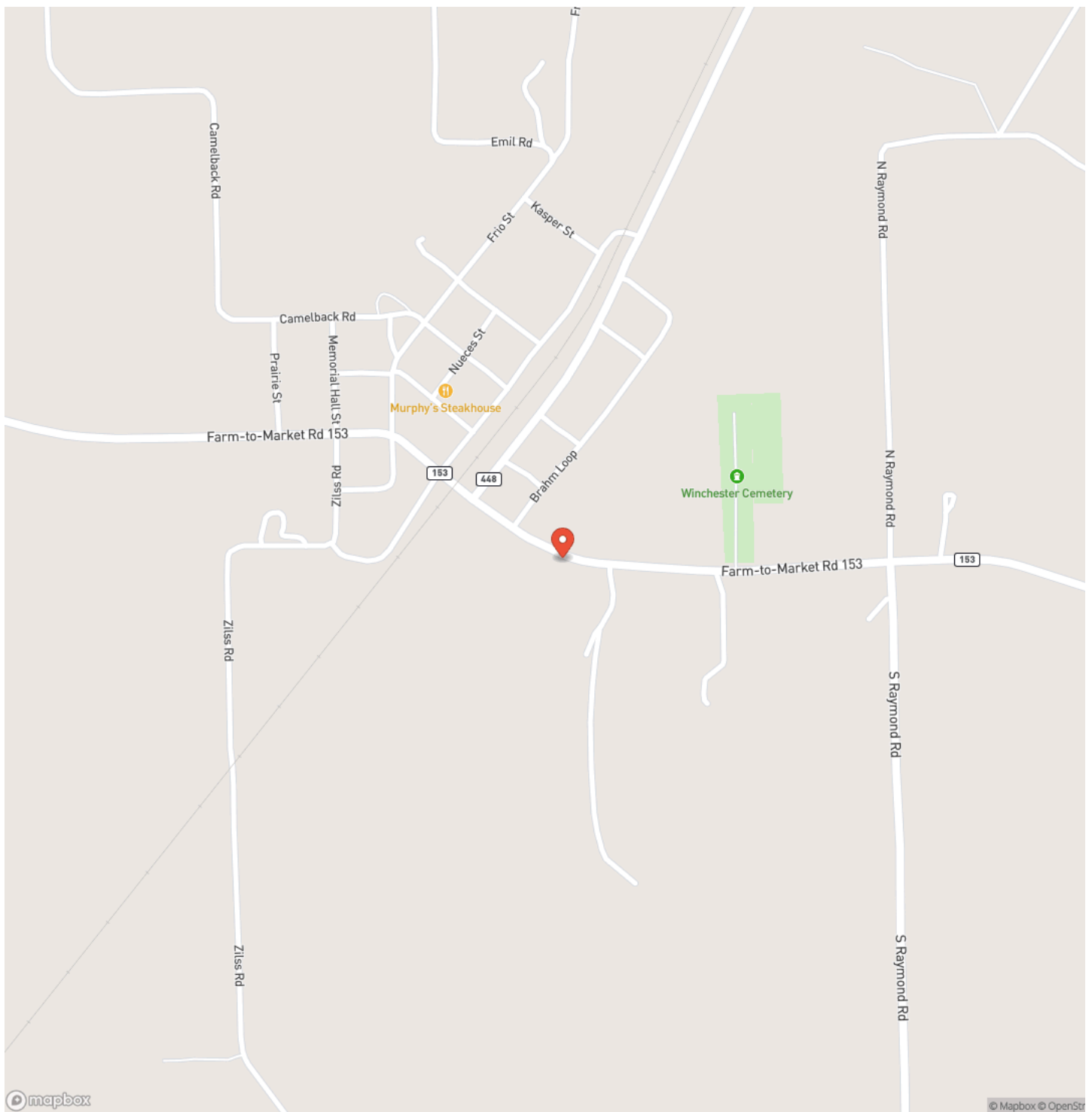
Winchester Ranch is prepared for immediate agricultural use or development, featuring a fully fenced perimeter that makes it an ideal choice for cattle or horses. The property is ready to be enjoyed with an accessible price point and attractive features for use. The ranch has an ag tax valuation, maintaining low property taxes. Electricity is available for use for a future homesite, and accessible with city water, ready for a water meter to be installed. Highlighting the property's natural appeal are two picturesque seasonal ponds. The terrain is characterized by a mix of cleared grazing areas and clusters of mature trees, offering both functional utility and shaded privacy. Whether you're looking for a retreat to place a cabin, run livestock, or invest in land that is well equipped, Winchester Ranch is optimal and ready to build a legacy.

Convenience meets seclusion in this prime location, situated within walking distance from Winchester to enjoy local town restaurants and bars while you enjoy the quiet, "small town feel" of the immediate area. The property remains centrally located with easy access to the modern amenities of Bastrop, Smithville, and La Grange. Whether you are looking to build or invest in a piece of Texas forest near the outskirts of Austin, this property offers the space and freedom to bring your vision to life.

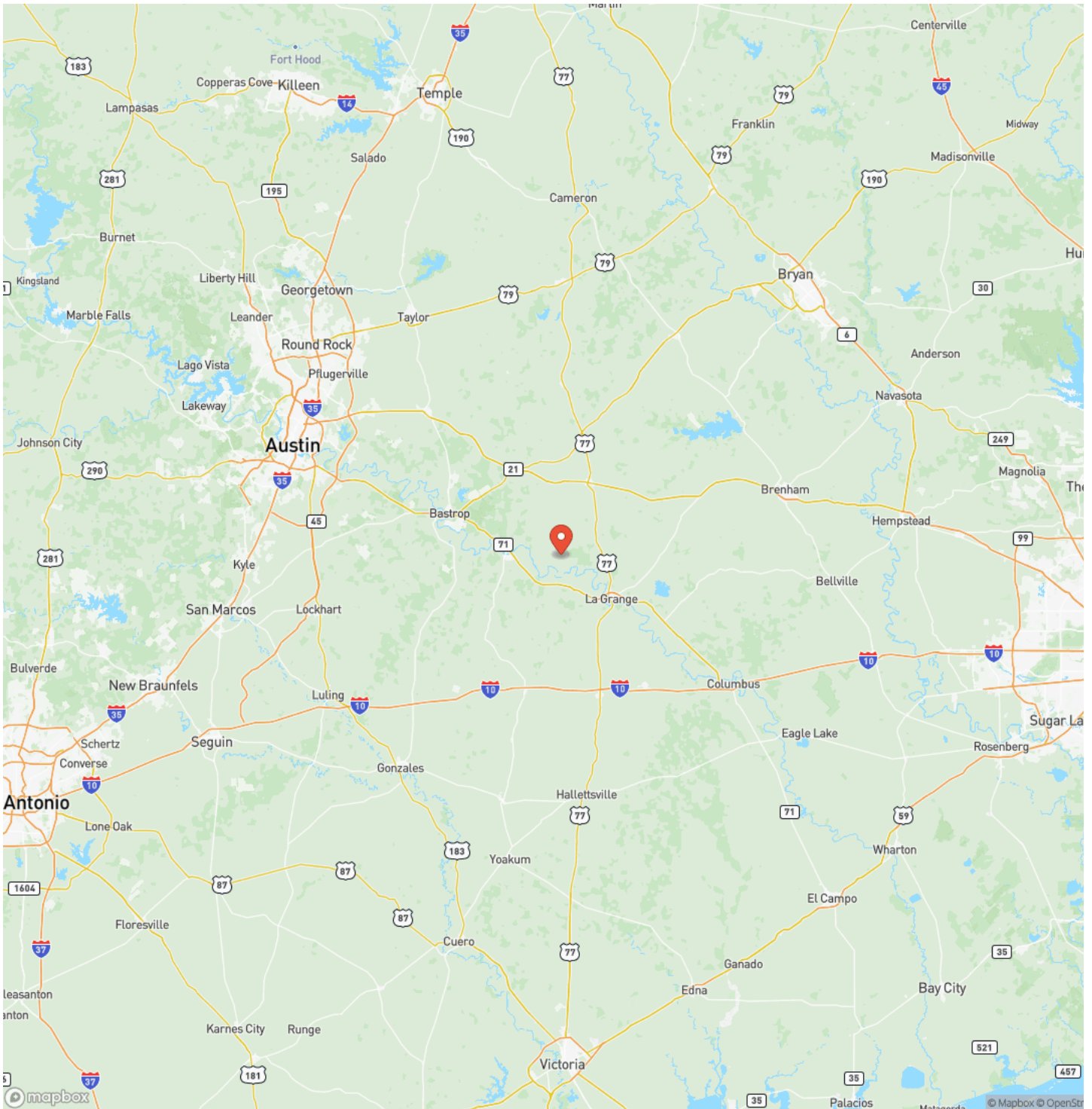
Winchester Ranch
La Grange, TX / Fayette County



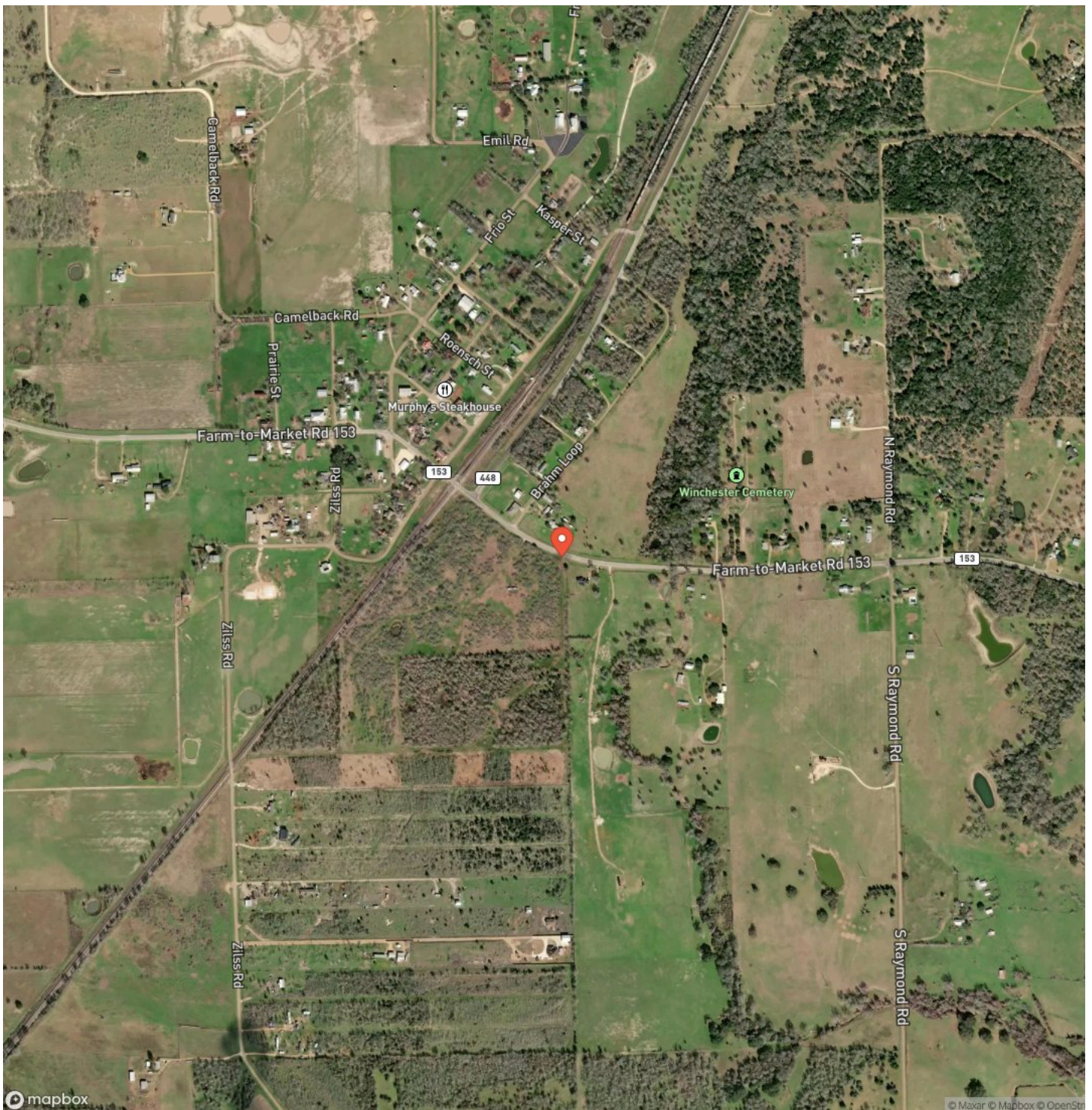
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Liam Sheridan

Mobile

(505) 982-2880

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Address

City / State / Zip

Leander, TX 78641

NOTES

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DISCLAIMERS

The information contained herein is believed to be true and correct. However, Agent/Keller Williams Realty or Seller does not give any warranty for its accuracy. It is the buyer or buyers agent responsibility to do due diligence and verify all information.

West Pole Partners
Bee Cave, TX 78738
<https://www.gowestpole.com/>
