

Mill Creek Meadows
2094 South Farm to Market 331 Road
Sealy, TX 77474

\$2,300,000
95± Acres
Austin County



Mill Creek Meadows
Sealy, TX / Austin County

SUMMARY

Address

2094 South Farm to Market 331 Road

City, State Zip

Sealy, TX 77474

County

Austin County

Type

Ranches, Residential Property, Horse Property

Latitude / Longitude

29.8646924 / -96.1553513

Dwelling Square Feet

2699

Bedrooms / Bathrooms

4 / 3.5

Acreage

95

Price

\$2,300,000

Property Website

<https://ranchrealestate.com/property/mill-creek-meadows-austin-texas/60603/>



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PROPERTY DESCRIPTION

Mill Creek Meadows is nestled within Austin County and offers a rare opportunity to own a piece of rustic paradise spanning 95 acres. This captivating property boasts a charming 2,699 square-foot farmhouse with 4 bedrooms, 3 1/2 bathrooms, and a cozy office space, providing the perfect blend of comfort and country living.

Key Features: Tranquil Waterfront Setting: Embrace the ambiance of Mill Creek as it meanders through the property, creating a serene backdrop for relaxation and recreation. Spend leisurely afternoons fishing by the 1.5-acre pond or exploring the winding trails along the water's edge.

Equestrian Haven: Horse enthusiasts will delight in the 2,025 square-foot horse barn complete with a shop and riding arena, offering ample space for stabling, training, and riding. Whether you're a seasoned equestrian or a novice rider, this facility provides everything you need to indulge your passion for equine pursuits.

Endless Possibilities: With approximately 2,400 feet of road frontage on FM 331, Mill Creek Meadows offers easy access to nearby amenities and attractions, including the bustling towns of Bellville and Sealy, as well as convenient connections to I-10. Whether you're seeking a peaceful retreat, a productive farmstead, or a recreational oasis, this property accommodates a variety of uses, from hunting and fishing to hay production, cattle ranching, and beyond.

Mill Creek Meadows offers the perfect canvas to create your dream lifestyle, whether you're yearning for a peaceful countryside retreat, a thriving equestrian estate, or a productive agricultural homestead. Seize this opportunity to embrace the beauty of rural living and make lasting memories for years to come.

The house, barn and 40 acres is available to be purchase separately and priced at \$1,300,000.00

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

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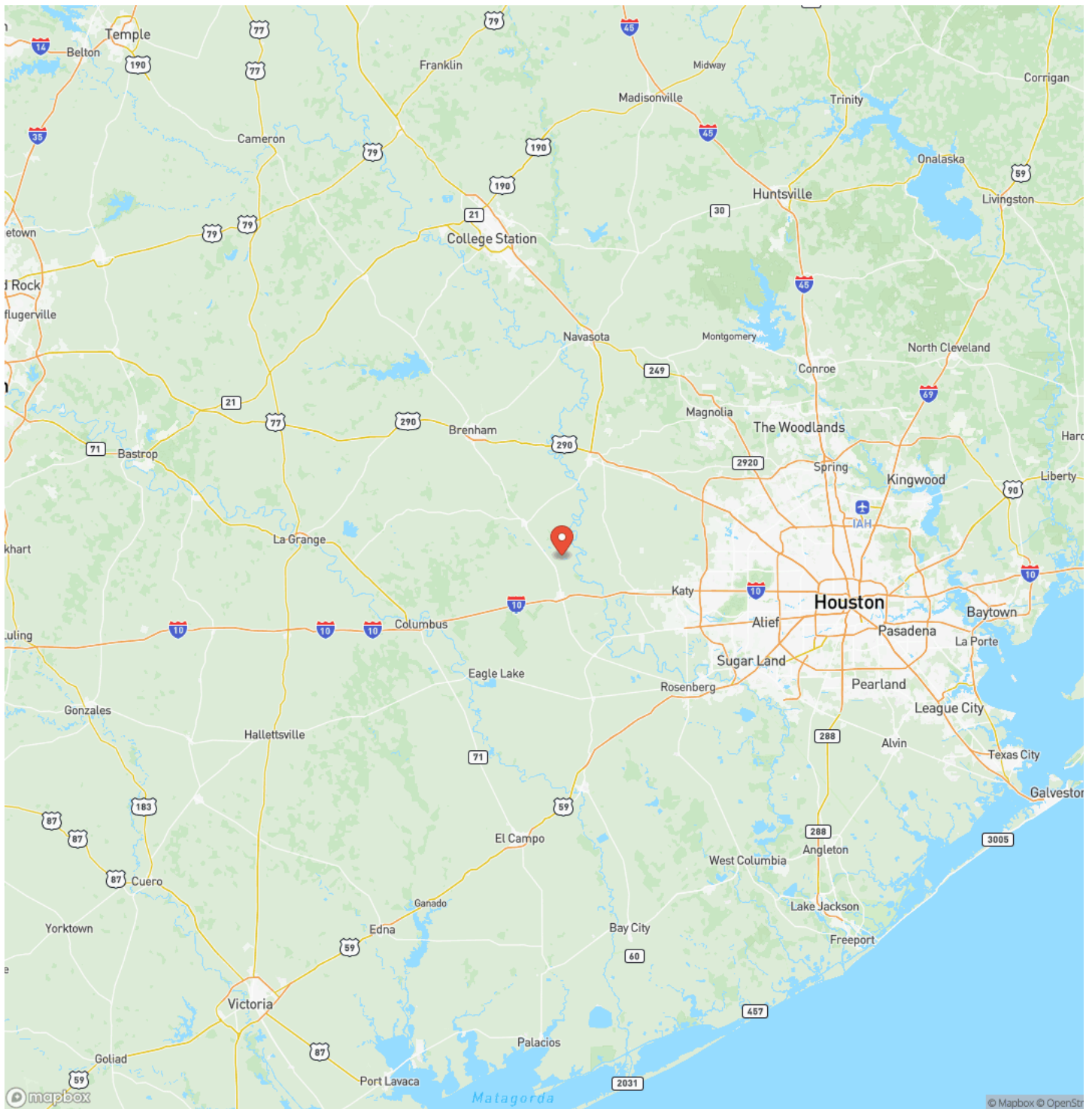
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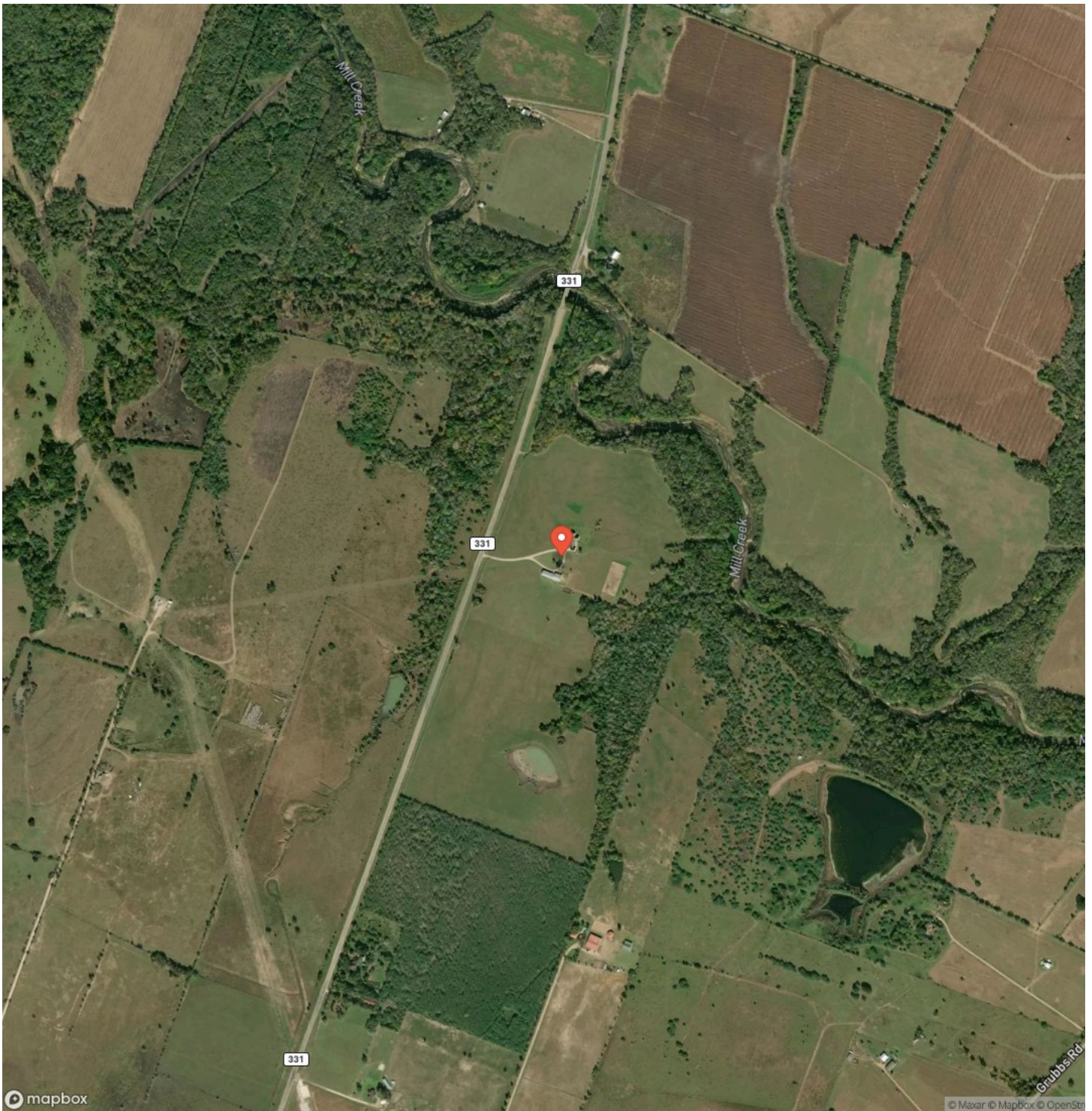
Locator Map



Locator Map



Satellite Map



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