

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

\$1,300,000
40± Acres
Austin County



**Mill Creak Meadow
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

40

Price

\$1,300,000

Property Website

<https://ranchrealestate.com/property/mill-creak-meadow-austin-texas/60617/>



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PROPERTY DESCRIPTION

Mill Creek Meadow is nestled within Austin County and offers a rare opportunity to own a piece of rustic paradise spanning 40 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 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: 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.

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.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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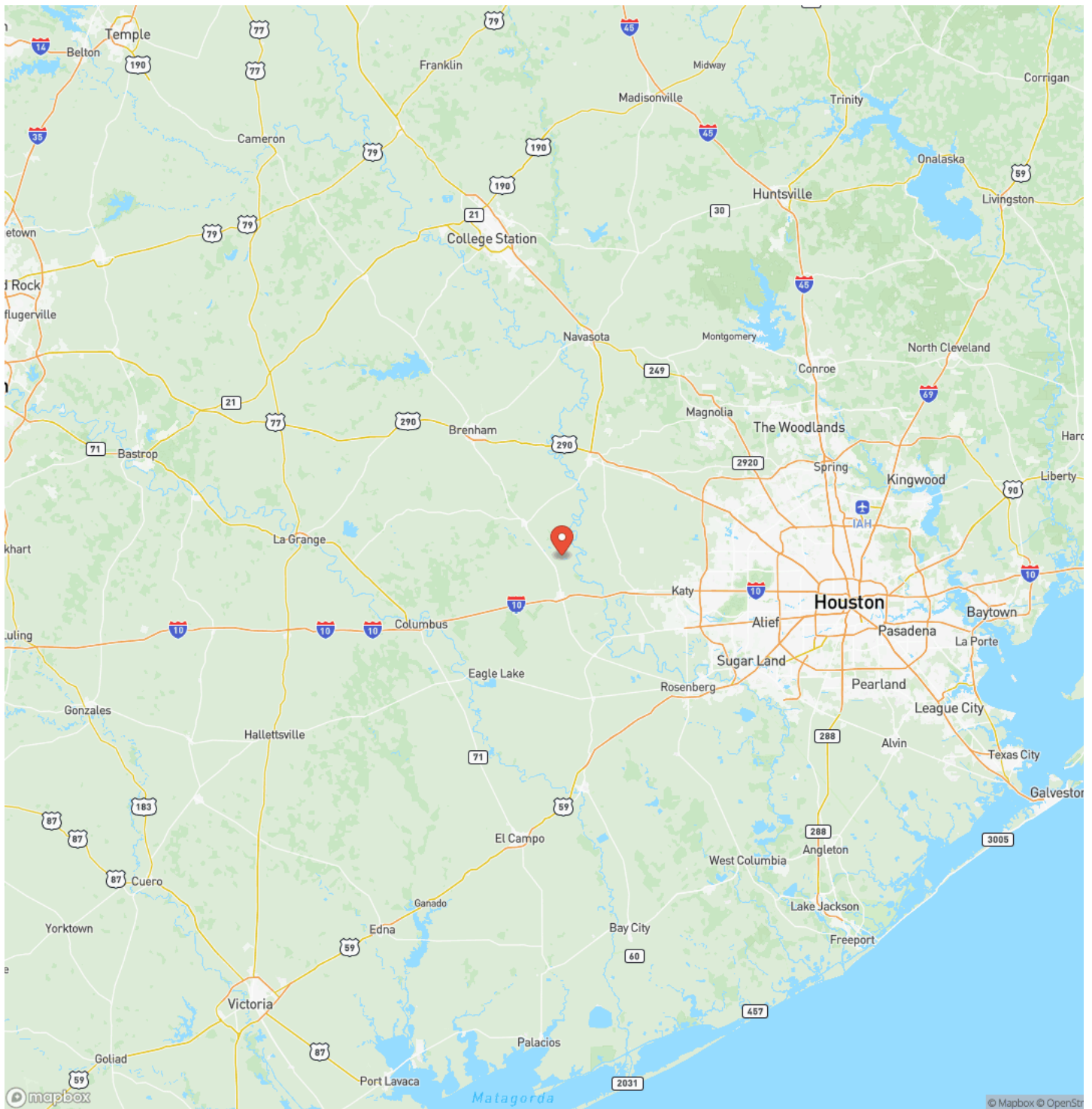
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Sealy, TX / Austin County



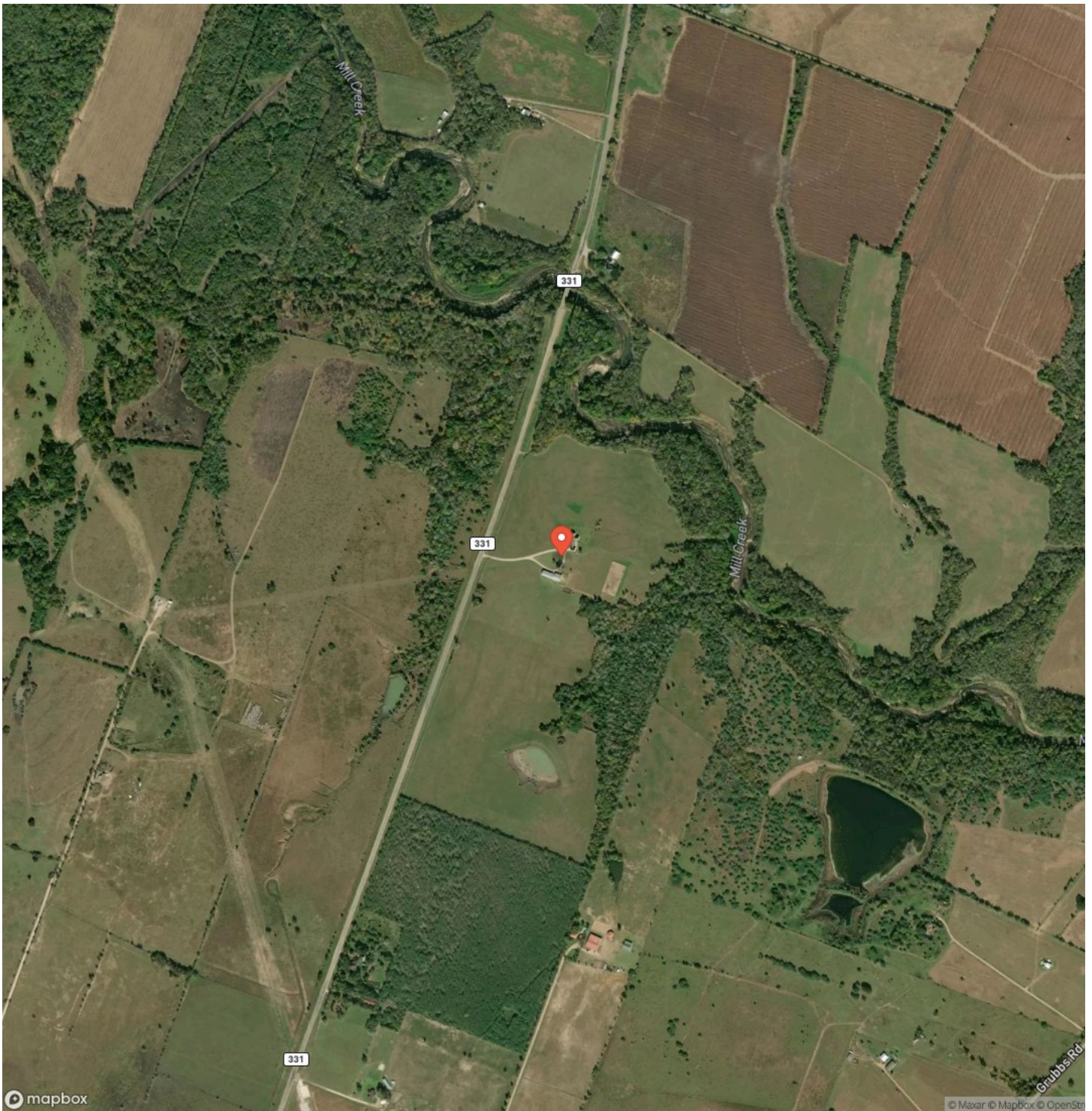
Locator Map



Locator Map



Satellite Map



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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.

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
