

Market Realty, Inc.

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5208 Cottonwood Rd/La Grange, TX

\$9,500 per acre

65.05 acres with massive live oaks on the site of historic, "Cottonwood School," located a few miles north of La Grange, Texas, near popular Round Top. Property has comfortable 1.5 story farmhouse with large front porch, wood floors, 3 bd/2ba. Renovations have been started and ready for your custom touches. House has 1,661 SF per FCAD. Also includes a unique log structure (circa mid 1800's), antique barn, workshop and sheds. Nice deer on the property, awesome woods and excellent road frontage.

For more information call listing broker, Roger Chambers at 979-830-7708 or Susan Kiel at 979-251-4078.

Seller is licensed real estate broker in the State of Texas.

Directions: From La Grange take Hwy 159/237 towards Round Top. Turn left on Cottonwood. Property on the left. Must make appointment to view property.

"THE MARKET TEAM"

Broker: Roger Chambers

Broker Associate: Susan S. Kiel

JOHN GRANT SR., EST
LEOLA GRANT
49.53 AC

0' 200' 400' 600'

LEGEND

- CALCULATED POINT
- 1/2" REBAR FOUND
- 1/2" REBAR SET 8/24/04
- STAINED Z.E. GROUND NELS 4303
- 1/2" PIPE SET (UNLESS NOTED)
- 1/2" PIPE FOUND (UNLESS NOTED)
- COTTON SPHLE FOUND
- 60# NAIL FOUND
- 48# NAIL SET
- TREE (SIZE & TYPE NOTED)
- FENCE POST FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING LINE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUT
- RECORD CALL



SUBJECT
Apprx. 65.05 acres

COTTONWOOD ROAD

JOSEPH M. STEVENS
CONSTANCE E. STEVENS
158.249 ACRES
798/727
772/626

JOHN A. DURN
8.021 ACRES
1256/682

MARILYN SPILLANE
11.83 ACRES
1333/278

AILEEN R. LOEHR
FRANCIS WIED
125 ACRES
DESC. 82/183

TO THE OWNERS, LIENHOLDERS AND TEXAS COUNTRY TITLE COMPANY;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48149C0275C, EFFECTIVE OCT. 17, 2006.



AUGUST 7, 2013

REFERENCE: MILLENNIUM PARTNERSHIP
ADDRESS: 5308 COTTONWOOD ROAD
LEGAL DESCRIPTION: 93.447 ACRES OUT OF THE JOHN ERLIN SURVEY, ABSTRACT 42 IN FAYETTE COUNTY, TEXAS

FILE: C:\FAYETTE\SUR\JOHN ERLIN\42813 FLD. BK.: 8445, PG. 26

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
P.O. Box 1917
Bastrop, Texas 78602
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www.jamesegaron.com
jgaron@austin.rr.com

**LINE ARE AN APPROXIMATION
OF BOUNDARIES**

**SUBJECT
APPX. 65.05 acres**

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Bucky Rd

Cottonwood Rd

Google earth

493 ft

Imagery Date: 5/15/2014 29°56'35.36" N 96°49'56.37" W elev 452 ft eye alt 2693 ft