

For Sale on Market

**\$3,500,000**

Call 7133771022 Today!

## FARM, 3 BEDS, 2 FULL & 1 HALF BATH(S)

\*\*\*HUGE PRICE REDUCTION\*\*\* Ok, we are no longer in the "3 year ago price BOOM!" - we have lowered this property to be in line with values NOW. BRING YOUR INVESTOR/BUILDER/DEVELOPER!!! 41+ TOTAL ACRES OF LAND (4 TAX PARCELS) ABSOLUTELY STUNNING acreage that is zoned for "just about anything" (Commercial or higher-end residential acreage development, etc - contact City of Manor!) Buyer does ALL DUE DILIGENCE but call Lance for discussion. ~3 acre lake (LAKE RAESZ) fully stocked with black bass, more. No FEMA Flood Plain. Ag Exemption. NOTE - TAX states the address is 15911 Fay St (which has never been used) - Title will decipher the correct legal. Will need Survey, All Utilities available to property per owner. AQUA WATER Company (current water). \*\*\* Approximately 3,000 sq.ft. all-side brick home with 4 car detached garage. A/C and roof replaced recently. Large utility room, 2.5 baths, huge family room, kitchen island with custom cabinets throughout. Master with sitting area, 2 covered porches, courtyard, large oak trees, view of pond, current renovations ongoing! LIVE IN the house while developing the property (if need be!). Contact agent for more details/discuss. BRING DEVELOPERS, HIGH-END BUILDERS! (And just bring OFFER! :-)) \*\*\*The film, WHAT'S EATING GILBERT GRAPE was filmed at this property (starring Leonardo DiCaprio and Johnny Depp)\*\*\*

### GENERAL DESCRIPTION

**Subdivision:** Elison  
**Property Type:** Farm  
**Bedrooms:** 3  
**Baths:** 2 Full & 1 Half  
**Stories:** 1  
**Year Built:** 1978  
**Building Sqft:** 3,014 / Public Records  
**Lotsize:** 1,782,520  
**MLS# / Area:** ABORTX-3574070



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

15911 Schmidt Loop, Manor, TX 78653

Visit <https://www.har.com/ABORTX-3574070> for more information

Listing Broker

Haverda Real Estate, LLC