

OFFERING UP TO \$10,000 SELLER CONCESSION!

USE THE \$10K TOWARD:

CLOSING COSTS

RATE BUY-DOWN

IMPROVEMENTS

OR WHATEVER HELPS YOU MAKE THIS LAND YOURS

IF YOU'VE BEEN WAITING FOR THE RIGHT MOMENT TO BUY LAND IN ELGIN... THIS IS IT.

For Sale on Market

**\$210,000**

Call 7133771022 Today!

## FARM

Offering up to \$10,000 seller concession! Welcome to your private sanctuary just 3 miles east of Elgin's vibrant downtown district. This expansive 13-acre tract offers the ultimate in exclusive country living—where your closest neighbors may be deer, wild turkey, and other native wildlife. With a mix of mature trees and open clearings, the property is ideal for a custom site-built home (mobile or modular homes are not permitted). A wildlife exemption is already in place, offering valuable property tax savings. Electricity is nearby, and a well will be required for water (not in place). Boundary lines have been cleared and marked, making access and planning easy. Whether you're drawn to hiking, birdwatching, or simply enjoying the quiet beauty of nature, this setting offers it all. Imagine building your dream home in a place where privacy meets natural serenity—just minutes from local shopping, dining, and community events, yet a world away from the noise. If you're seeking a peaceful escape with room to roam, this one-of-a-kind property is ready to welcome you home. Additional land available Tract 2 MLS 3158145 and Tract 3 MLS 8512124 for a total of 34.697 acres.

## GENERAL DESCRIPTION

**Subdivision:** A189

**Property Type:** Farm

**Lotsize:** 566,280

**MLS# / Area:** ABORTX-3957478



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Sterling & Associates R.E.

TBD FM 3000 Tract 1, Elgin, TX 78621

Visit <https://www.har.com/ABORTX-3957478> for more information