

For Sale on Market

**\$499,900**

Call 7133771022 Today!

## RESIDENTIAL - SINGLE FAMILY, 2 BEDS, 1 FULL BATH(S)

Welcome to 261 Windmill Lane — a truly special property where charm, functionality, and opportunity come together on approximately 7 beautiful acres in Waco, Texas. At the heart of the property sits a thoughtfully updated 2-bedroom, 1-bath barndominium offering 1,196 square feet of comfortable living space, complete with a spacious two-car garage and workshop — perfect for hobbyists, small business owners, or anyone needing room to create and store. What truly sets this property apart is the 2,576 square foot dairy barn, home to the established Windmill Creamery. With its rich character, hand-hewn beams, and timeless barn architecture, this space is not only functional but full of story and potential. Whether you envision continuing its current use, expanding agricultural operations, or transforming it into an event space, storefront, or specialty business — the possibilities here are wide open. The land itself is just as impressive, featuring a thriving orchard with a variety of fruit trees that add both beauty and sustainability to the property. With room to roam, grow, and build, this acreage offers the ideal blend of peaceful country living and entrepreneurial opportunity. Whether you're dreaming of a homestead, a business venture, or a little bit of both — 261 Windmill Lane delivers a rare chance to create something truly your own.

### GENERAL DESCRIPTION

**Subdivision:** RUTHERFORD JOSEPH

**Property Type:** Residential - Single Family

**Bedrooms:** 2

**Baths:** 1 Full

**Stories:** 1

**Garage:** 2 / Attached

**Year Built:** 1990

**Building Sqft:** 1,196 /

**Lotsize:** 304,920

**MLS# / Area:** NTREIS-21223722



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

261 Windmill Ln, Waco, TX 76705

Visit <https://www.har.com/NTREIS-21223722> for more information

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