

MIDWEST LAND GROUP PRESENTS

29.15 ACRES IN

FAYETTE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

QUIET 29.15 +/- ACRE RANCH TRACT IN FAYETTE COUNTY

This 29.15 +/- acre tract in Fayette County offers exceptional rural character with convenient FM road access. Located just off a paved Farm-to-Market road, the property provides easy year-round entrance while remaining tucked away from the hustle and bustle, making it ideal for a secluded homesite or ranch setting.

The land features a natural blend of timber and brushy pasture, offering both scenic beauty and functional space for livestock. Mature trees create shaded areas and wildlife habitat, while the open pasture provides productive ground for a cattle operation or hobby ranch.

Potential build sites are available for a custom home or weekend retreat, each framed by peaceful country views and generous spacing from the road. A newly built stock tank with a permanent water source provides access for livestock and wildlife alike.

Whether you're looking to establish a permanent homestead, expand a cattle operation, or create a private rural getaway, this tract delivers quiet seclusion, excellent access, and versatile land use in desirable Fayette County.



PROPERTY FEATURES

COUNTY: **FAYETTE** | STATE: **TEXAS** | ACRES: **29.15**

- Centrally located, 75 minutes to Austin, 90 minutes to San Antonio
- 2 hours to Houston
- Privacy and seclusion
- Access off a paved FM road
- Stock tank with a permanent water source
- Trails throughout
- Hunting
- Brushy pasture at the property entrance turns to timber on the north and east sides
- Recently upgraded perimeter fencing
- Potential build sites



POTENTIAL BUILD SITES

Potential build sites are available for a custom home or weekend retreat, each framed by peaceful country views and generous spacing from the road.



RECENTLY UPGRADED PERIMETER FENCING



TRAILS THROUGHOUT



STOCK TANKS

A newly built stock tank with a permanent water source provides access for livestock and wildlife alike.



BRUSHY PASTURE

The land features a natural blend of timber and brushy pasture, offering both scenic beauty and functional space for livestock. Mature trees create shaded areas and wildlife habitat, while the open pasture provides productive ground for a cattle operation or hobby ranch.



ACCESS OFF OF A PAVED FM ROAD

Located just off a paved Farm-to-Market road, the property provides easy year-round entrance while remaining tucked away from the hustle and bustle, making it ideal for a secluded homesite or ranch setting.



ADDITIONAL PHOTOS



AERIAL MAP



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Map Center: 29° 44' 14.03, -97° 11' 17.36

0ft 302ft 605ft



Maps Provided By:



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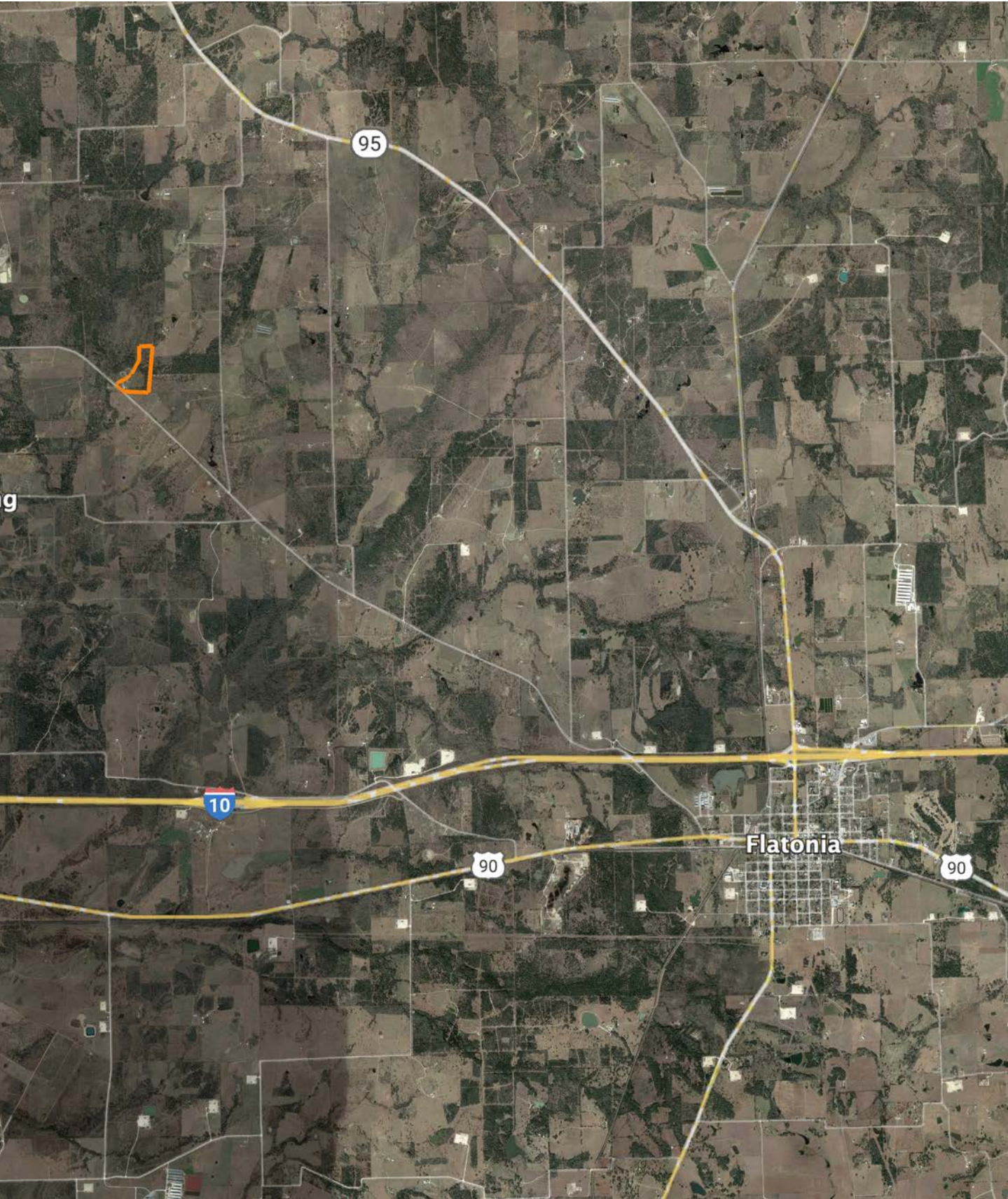
www.AgriDataInc.com

Fayette County
Texas



10/15/2025

OVERVIEW MAP



AGENT CONTACT

Based in Kyle, Texas, and proudly serving the Central Texas and Hill Country region, Stephen Mauzy brings a lifelong connection to the outdoors, a deep respect for rural values, and a tireless work ethic to every land transaction. Born in Houston and a graduate of Texas A&M University with a degree in Industrial Distribution, Stephen grew up fishing the Texas Gulf Coast and exploring the woods of Southeast Texas. His passion for bird hunting began in college and deepened while working on a small horse ranch and preparing family land in East Texas for hunting with his brothers.

Before joining Midwest Land Group, Stephen helped build a \$40 million business in the construction materials industry, helping clients overcome the challenges of hard manual work to build their livelihoods. Now, he applies that same drive and business acumen to helping landowners and buyers succeed through land ownership.

Stephen's commitment to conservation and community runs deep. He's actively involved with organizations like Ducks Unlimited, Coastal Conservation Association, Habitat for Humanity, and Food for the Hungry. Clients trust Stephen for his honesty, dedication, and ability to work as hard for them as they do for themselves. If you're looking to buy or sell land in Texas, Stephen Mauzy is the agent who will get it done right.



STEPHEN MAUZY

LAND AGENT

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