

MIDWEST LAND GROUP PRESENTS



6.7 ACRES
LAVACA COUNTY, TX

2410 FM 1680, Moulton, Texas



MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL COUNTRY HOME ON 6.7 +/- ACRES

A rare blend of Texas history, refined living, and open space, this property offers an exceptional multigenerational home set among mature oaks and pecan trees. The approximately 4,500 square foot main residence set on approximately 6.7 acres showcases the character of the original home dating to around 1900, thoughtfully expanded and renovated over the past decade. Inside, the home pairs warm natural woodwork and tile floors with an inviting open layout, barrel ceiling, stone fireplace, and a kitchen featuring granite countertops, island workspace, double ovens, a 5-burner gas range, and walk-in pantry. Two spacious primary suites provide an ideal arrangement for multi-generational living, while additional bedrooms offer flexibility for family and guests.

A separate 1 bedroom, 1 bath guest house provides a private retreat with its own living spaces and kitchen, which adds flexibility for different living arrangements

or the ability to earn rental income. The property also features a 26' x 60' pole barn and 15' x 21' pump house/ storage shed offering room for equipment, hobbies, and storage. Two water wells add valuable utility. Mature trees and the peaceful setting give the property a private feel.

Whether envisioned as a multi-generational homestead, family compound, or private country retreat, this property offers an extraordinary combination of character, comfort, and functionality. The historic roots of the original home are complemented by thoughtful modern updates and amenities, creating a property that feels both timeless and exceptionally livable. Conveniently positioned approximately 90 minutes from San Antonio and Austin and about two hours from Houston, this property offers the space and tranquility of country living without putting major Texas cities out of reach.



PROPERTY FEATURES

COUNTY: **LAVACA** | STATE: **TEXAS** | ACRES: **6.7**

- 4,500 square foot main home
- 5 beds and 4 baths
- 2 primary suites designed for multigenerational living
- 1 bed and 1 bath guest house
- 26' x 60' pole barn
- 15' x 21' pump house and storage shed
- 2 water wells
- Original structure built around 1900, with additions and renovations completed over the past 10 years
- Mature pecans and oaks
- 90 minutes to San Antonio and Austin
- 2 hours to Houston



4,500 SQUARE FOOT HOME



5 BEDS AND 4 BATHS



GUEST HOUSE

A separate 1 bedroom, 1 bath guest house provides a private retreat with its own living spaces and kitchen, which adds flexibility for different living arrangements or the ability to earn rental income.



26' X 60' POLE BARN



PUMP HOUSE & STORAGE SHED



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 29° 35' 20.31, -97° 10' 36.23

0ft 170ft 339ft



Maps Provided By:



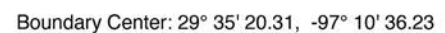
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Lavaca County
Texas



8/15/2026



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

830.362.1029

SMauzy@MidwestLandGroup.com



MidwestLandGroup.com

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