

19 acres in Fayette County

Texas Ranch Advisors | 713-299-2066 | greg@txranchadvisors.com



Property Address

Golden Valley Lane
La Grange, Texas 78945

Property Description

The Mersiovsky Farm

The 18.53 acre Mersiovsky Farm, which has been in the same family for 70 years, is now available. The farm, located at 1616 Golden Valley Lane, was originally part of the Herman Koepke estate and is 4.5 miles northwest of the Courthouse square in LaGrange TX. Whether you are looking for a true homesteading lifestyle or simply a weekend retreat in the country, you have found the right place!!

Situated at the end of a mile gravel road and accessed by deeded easement through other tracts of the original Koepke estate, this quiet tranquil farm is a gem in the rough. Situated in a pastoral setting, the 1 1/2 story country house is nestled within 3 or 4 acres of landscaped botanical wonderment. The trees, which include a majestic oak, stately pecans, red bud trees and mature crape myrtles, shade both the house and the lush St. Augustine lawn. Hidden among them are fruit bearing trees of peach, fig, kumquat, and lemon. Interspersed among the trees are beautiful mature shrubs of Rose, Oleander, Wisteria, Morning glories, and Salvia giving you a lush and colorful palette to continue to develop as your own. Three wells and an extensive irrigation system in the yard complete the picture, giving you numerous hose bibs and water sources to maintain and expand your landscape. The Manton Spring Branch creek, which flows to the Colorado River, borders the south property line and gives you a place to explore and play. A stand of Blackberry bushes and additional mature pecan trees flank the north side of the barn but leave plenty of acreage containing fertile sandy loam soil for gardening, intense farming, or intense grazing. The Farm is currently under an agriculture exemption with cattle. Neither the house nor the barns flooded during Harvey!

The house, believed to have been built in the 1920s, has been modified with two new additions in the past 70 years giving it a craftsman style architecture boasting 12 baseboards and 6 door and window trim. The 1400 Sq. Ft first floor boasts an open kitchen with a separate mud room and pantry area, formal dining room, living room, 2 bedrooms, 1 bathroom and an additional room that could be a study, craft, or game room. The covered and screened patio and an additional 8 x 12 ft room off the patio give a family plenty of space to spread out or could be used to renovate and add another bathroom and additional square footage to the house. The enclosed attic gives you an additional 1000 Sq. Ft of living space, adding 2 additional bedrooms and a living area to the house. While, overall the house is still in need of additional fixing up many of the basics have been updated. The metal roof was replaced in 2006, plumbing and electrical updates have been done,

Property Highlights

- Price: \$377,500.00
- Acres: 18.53
- County: Fayette
- State: Texas
- Closest City: La Grange
- Property Type: Farms, Horse Property, Ranches

Contact Information

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downstairs windows have been replaced, the AC/Heater unit was replaced in 2018 with a new 5 ton Carrier unit , new carpet has been placed in the living room and both downstairs bedrooms, and the entire interior of the house has been painted.

The farm also includes a livestock barn and tack/feed storage room along with a fenced barn yard and watering trough. A large old chicken house is on the property. While currently it contains salvaged wood, tin and other items used to repair the farm, it could easily be converted back to a functioning chicken house. A 30 ft. x 60 ft. shed borders the North side of the yard and was previously used for welding, iron work, wood work, small engine repair, and storage. While this building and two additional buildings are in need of some TLC, these buildings give you plenty of storage and space.

You have to see this property! Use the property as is and slowly give it the TLC it needs or renovate, rearrange and/or build something new. You are only limited by your imagination with this amount of space! All showings are by appointment only. Contact Greg Mathis of Texas Ranch Advisors (713) 299-2066.

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