



**MOCK RANCHES**  
kw  
GLOBAL LAND MARKETING

**386 FM 389, FAYETTEVILLE, TX 78940**  
AUSTIN COUNTY

**20± ACRES | \$1,100,000**





# 386 FM 389, FAYETTEVILLE, TX 78940

## AUSTIN COUNTY

### PROPERTY DESCRIPTION.

Come discover Sunrise Ranch located less than 10 minutes from Round Top. Tucked away beneath the shade of a majestic post oak tree you'll find a beautifully updated 2-bedroom, 2-bathroom farmhouse sitting on 20 breathtaking acres. The spacious and contemporary new kitchen boasts granite countertops & soft closing drawers. The home also features hardwood floors, a spacious living room, dining room, and office/sunroom. Relax & entertain on the covered front and rear porches, which provide ample space for outdoor living. Additionally, there is a 40' x 60' barndominium offering even more living space, including a 650 sqft 1st floor apartment & covered deck that overlooks picturesque views. Upstairs, you'll find a 350 sqft flex room, while the remainder of the barn provides 1,600 sqft of open space that's perfect for storing all your equipment and belongings. Surrounded by several varieties of oaks, pines, pecans and a beautifully blooming pear tree.



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.



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AUSTIN COUNTY



## PROPERTY DETAILS:

- 20 Acres
- Austin County
- 1245 sq ft 2bd/2ba
- Ranch, Home, Acreage, Home with Acreage, Recreational Land, Equestrian Property, Hunting Land, Farm, Cattle Ranch



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MOCK RANCHES | FOR SALE

# 386 FM 389, FAYETTEVILLE, TX 78940

AUSTIN COUNTY



## PROPERTY FEATURES:

Home, Hwy-County Rd  
Frontage,  
Barn,  
Electricity,  
Creek, Hunting,  
Work Shop,  
Fishing

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MOCK RANCHES | FOR SALE

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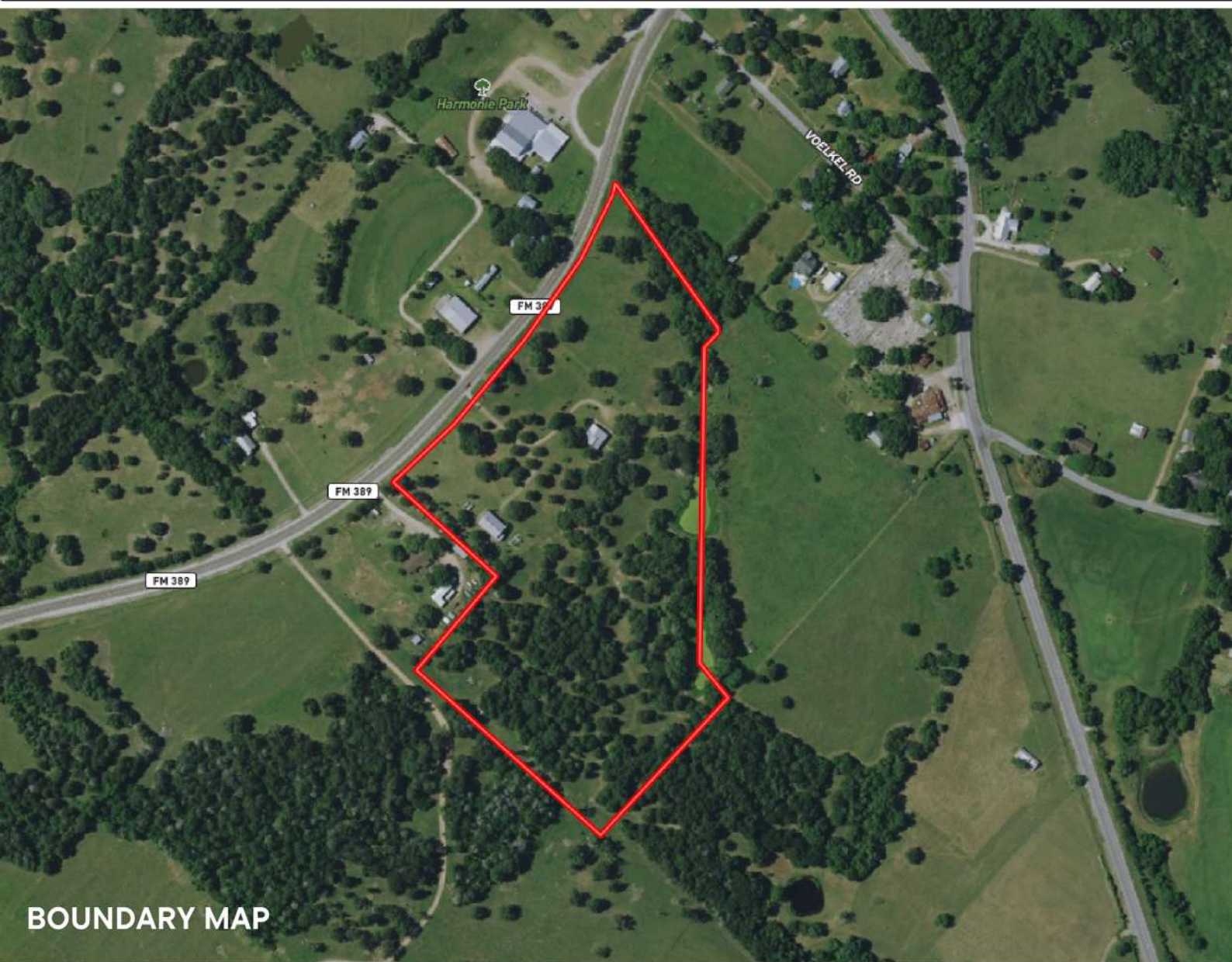
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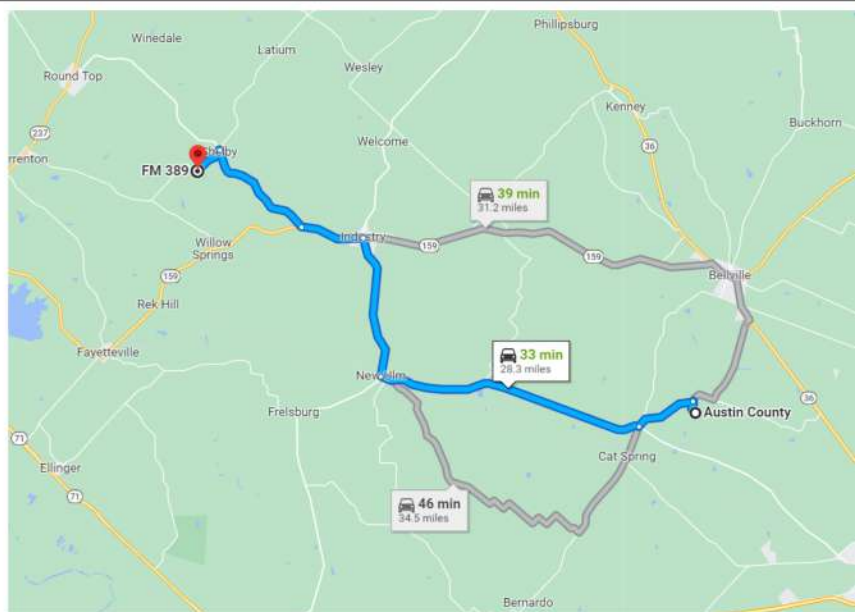




BOUNDARY MAP

## DRIVING DIRECTION.

Head west on Rose Ln toward FM949 W then take FM1094 W, FM109 N and FM1457 W to FM 389 in Fayette County. Turn left onto FM 389, property is on the left.



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# CHAD ANDRUS

## Land Specialist

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SCAN FOR CONTACT CARD

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www.mockranches.com  
(281) 200-2252

# Ranch. financing made simple



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Anthony Vaughan

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