

# **\$349,000 - 2540 E State Highway 71, La Grange**

MLS® #6439765

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## **\$349,000**

0 Bedroom, 0.00 Bathroom, 600 sqft  
Residential on 1.06 Acres

No, La Grange, TX

This property has FIVE (5) Grain Bins/Silos ready to be converted to houses, retail, B&B's, Lodging, winery and more. Each SILO is 28 ft. in diameter, 20 ft. straight sidewalls, and the cone roof is 12 ft. tall. Overall height is 32 ft. Each silo is attached to a 2 ft concrete pad. You can see from the pictures that on the inside of the bin in the concrete is a criss-cross channel that would be very helpful when putting in plumbing and electrical. These silos are in very good shape and have been used recently for grain storage. Each silo has electricity. The electrical service to the land has been upgraded to handle the development of these silos into homes, retail, restaurant, etc. Due to the silos being used for agriculture, the land currently has an AG exemption, keeping the property taxes low. Additional acreage may be available for purchase. Fronting on Hwy 71, there is a very good traffic count for any business, yet the trees and atmosphere of this property is very calming and comfortable. Check out online how Grain Bins have been made into beautiful homes and businesses. Some have chosen to combine 2 or more bins to make their home. The opportunities are endless! Owner might do some financing.

Built in 1991

## **Essential Information**

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Price	\$349,000
Bathrooms	0.00
Square Footage	600
Acres	1.06
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	2540 E State Highway 71
Area	FC
Subdivision	No
City	La Grange
County	Fayette
State	TX
Zip Code	78945

### Amenities

Utilities	Above Ground Utilities, Electricity Connected, Water Not Available
Features	Common Grounds/Area
Parking	Common
View	Pasture, Trees/Woods
Waterfront	None

### Interior

Interior	Concrete
Heating	None
# of Stories	1
Stories	One

### Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, RV Hookup, See Remarks
Lot Description	Agricultural, Level, Trees Large Size
Roof	Metal
Construction	Metal Siding
Foundation	Raised, Slab

### School Information

District	La Grange ISD
Elementary	Hermes
Middle	La Grange
High	La Grange

### **Additional Information**

Date Listed	September 10th, 2022
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Days on Market	617
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