



Lavender Acres

TBD LCR 386, Groesbeck, TX
10-26 Acres | \$110,000- \$275,000

Tract 1
10 Acres

Tract 2
12 Acres

Tract 3
10 Acres

Tract 4
26 Acres



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Property Description

Lavender Acres is a multi-tract offering in Limestone County consisting of 10- to 26-acre tracts, providing a rare opportunity to purchase quality land with flexibility for homestead, recreational, agricultural, or investment use. The property features gently rolling terrain with over 20 feet of elevation change, a diverse mix of hardwoods and native trees including post oak, live oak, cedar elm, winged elm, and hackberry, and a balance of wooded cover and open clearings suitable for grazing, food plots, or future homesites. Portions of the property have been selectively cleared for ease of navigation, while other areas remain untouched to preserve privacy and wildlife habitat.

Multiple tracts offer water features, including a spring-fed 1.5-acre pond known for clear water and excellent bass fishing, additional medium-sized ponds sufficient for wildlife and cattle, and Cedar Creek running through part of the property. Wildlife is abundant throughout the ranch, with frequent sightings of whitetail deer, turkey, wild hogs, dove, and various varmints.

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Improvements

Road frontage ranges from approximately 300 to over 500 feet along LCR 386, with newly installed or gated entrances and an excellent caliche road base that provides reliable, year-round access. Select tracts include improvements such as an established homesite with electricity, RV, RV cover, shipping container, interior fencing, and deer stand, all of which will convey. Other tracts are unimproved, offering a blank canvas for customization.

Fencing varies by tract, with some areas partially fenced and others left open to accommodate buyers interested in acquiring additional acreage. The seller is open to splitting fencing costs depending on offer terms and is also willing to sell additional contiguous acreage. Electricity is available on-site for certain tracts or at the road, and nearby water wells range from approximately 110 to 550 feet in depth with yields between 5 and 40 gallons per minute.

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Location

Limestone County

7 miles to Groesbeck, 25 miles to Waco, 45 miles to Corsicana, 110 miles to Dallas/Fort Worth, 2 hours to Austin.

Directions

From Groesbeck, travel west for approximately 6 miles. Turn right onto LCR 386 and continue for about 0.5 mile. The gate will be on the right.



Scan here to see more of
Lavender Acres

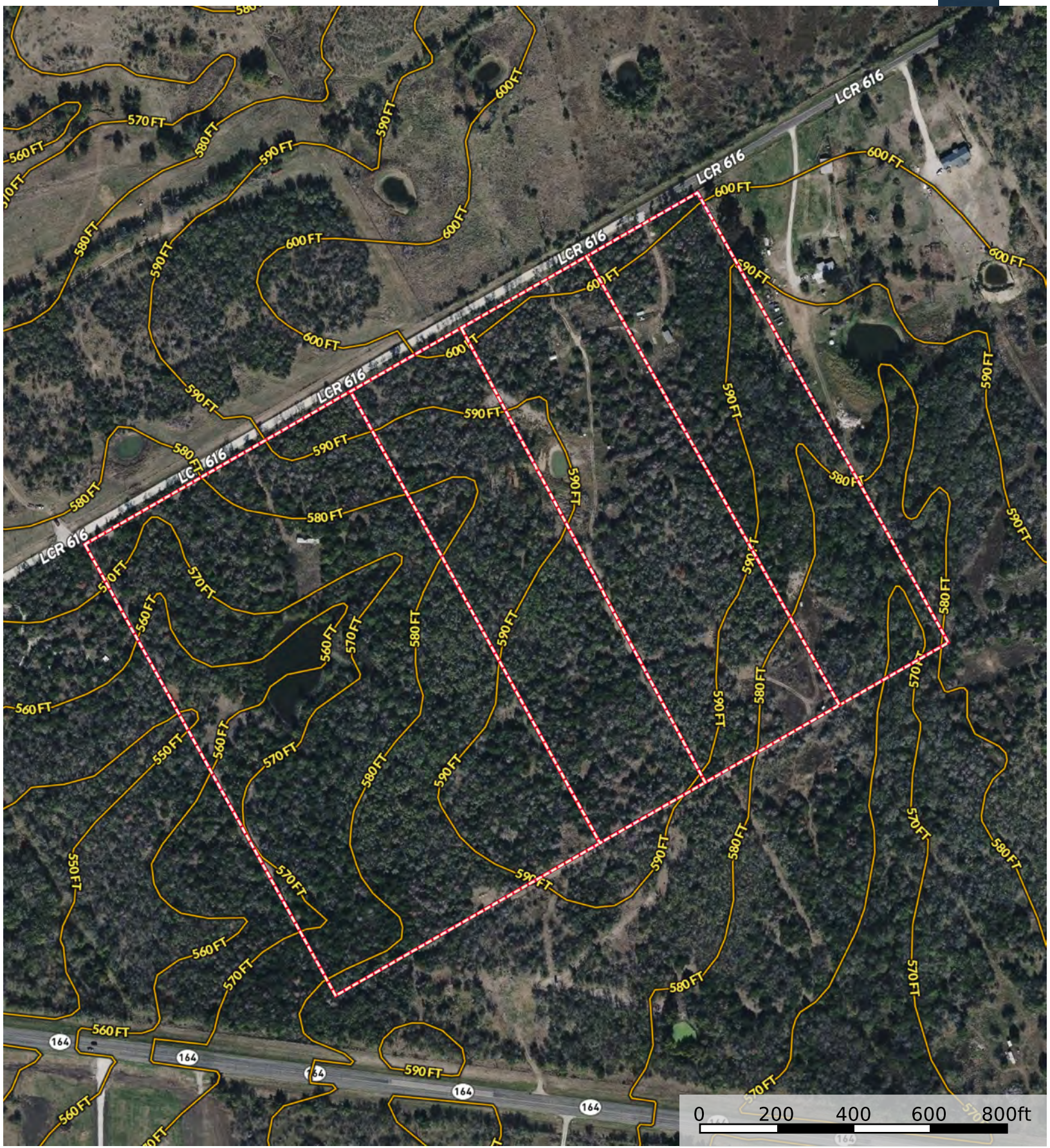
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Boundary



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