

\$780,000 - 2586 Sandy Elm Rd, La Vernia

MLS® #1894809

\$780,000

3 Bedroom, 2.00 Bathroom, 1,632 sqft

Farm Ranch on 27.50 Acres

N/A, La Vernia, TX

Owner Financing Available. 10% down, 7.5% Interest rate up to 30 years! Ask for more details. This exceptional property offers a perfect blend of upgrades, functionality, and country charm with no restrictions. Featuring a brand-new 1.5-acre man-made tank/pond (up to 12 ft deep) fed by a newly installed water well (2025) and on-site water system, the land is fully fenced on all four sides with heavy-duty welded metal in front and a custom electric gate (installed August 2025). The asphalt driveway leads to a manufactured home with a new exterior condenser, abundant natural light, and beautiful views from every window, plus a large back deck ideal for entertaining. A spacious detached garage and a 40' Connex box convey with the sale, along with industrial artificial turf for easy maintenance. The property includes three electrical poles (two active), high-speed fiber internet, cleared and leveled land with drivable roads on both property lines, and a serene creek. Perfect for outdoor living, hunting (dove and white-tail deer frequently visit), or multiple homes-mobile or stick-built-the possibilities are endless.

Built in 1992

Essential Information

MLS® #	1894809
Price	\$780,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,632
Acres	27.50
Year Built	1992
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	2586 Sandy Elm Rd
Area	2708
Subdivision	N/A
City	La Vernia
County	Guadalupe
State	TX
Zip Code	78121

Amenities

Utilities	Electricity, High Speed Internet, Water
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Exterior

Exterior Features	Creek, Fenced, Garage, House, Manufactured Home, Mobile Home, Storage Building
Lot Description	Hunting Permitted, Mature Trees (ext feat), Partially Wooded, Pasture, Wooded
Construction	Other

School Information

District	La Vernia Isd.
Elementary	La Vernia
Middle	La Vernia
High	La Vernia

Additional Information

Days on Market	74
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Listing Details

Listing Agent	Shane Neal
Listing Office	eXp Realty

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