



Polaris Ranch- 130.4675 Acres
1156 Wietstruck Road
BELLVILLE, TEXAS



Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970



- 130.4675 gently rolling acres with panoramic view and sandy loam soil covered with native and Coastal grasses
- Classic Texas Style Main Home with 3-car garage with porte cochere
- Guest Home
- Pool with rock waterfall and heated spa, all accent lighted
- Horse Barn: Metal (40' x 85') with 12 stalls
- Equipment Barn
- Hay Barn
- Water Wells (3), one being a 6' irrigation well
- Austin County Water Supply available
- 4 Ponds/Lakes - Stocked in 1999
- Asphalt ranch roads to main home, guest home and entire horse facility.
- County road entrance
- Wietstruck Road frontage: 821.43'
- Fencing: Pipe with stretched cable throughout the horse facility.
- Underground utilities - San Bernard Electric Cooperative, Inc.
- Propane Gas - 500 gallon tank
- Sprinkler System - Main Home and Guest Home yards and along live oak lined asphalt road area
- Piped water to all horse traps
- Wired for video surveillance



MAIN HOME

- Classic Texas-style main home (4379 sq.ft. living area)
- 4 bedrooms, 3-1/2 bath one and 1 ½ half story
- 12' wide wraparound porch on 3 sides
- Hardi-plank, stone, cedar exterior
- Standing seam metal roof
- Three-car garage with porte-cochere
- Covered walkways from garage to main home
- Sprinkler system- 12 Stations
- Pool area - Chino Valley Buckskin Flagstone
- Custom porch accent lighting
- Five-zone exterior sound system with separate volume controls (yard and pool area)
- Security system





GUEST COTTAGE

- Single story (4 bedrooms w/4 bath suites) with approx. 1254 sq.ft.
- Hardi-Plank construction
- Standing seam metal roof
- Security System
- Laundry hook-up
- 12' front porch
- Pool/Patio Access



HORSE BARN



EQUIPMENT BARN

- Constructed in 1994
- Built on approximately 55 acres
- Metal Construction 40' x 85'
- Twelve stalls - 12' x 12' convertible to 12' x 24'
- Space blanket-type insulation under tin roof
- 12' x 12' tack room
- Wash bay
- Mercury vapor lighting in main bay
- Fluorescent lighting in stalls
- Exterior lighting on automatic timer
- Fly control system
- Horse paddocks networked to barn fenced with 2-3/8" o.d. steel pipe posts and top rail with 6 runs of 5/8" cable constructed of stainless steel weave and rubber coated for horse safety. All gates are pipe construction and 16' wide. All lanes are 32' wide.