



HOLUB
LAND BROKERS

ROCKING 4M RANCH

156 ACRE PREMIER RANCH
PROPERTY IN GONZALES
COUNTY TEXAS

1111 CR 397 GONZALES, TX
78629

\$1,850,000



PROPERTY FEATURES

2,972 SQUARE FEET CUSTOM,
MODERN FARM HOUSE WITH 4
BEDROOMS & 4 BATHS. GRANITE
COUNTERS, HARDWOOD FLOORS,
OUTDOOR ENTERTAINMENT AREA.
IMPROVED COASTAL
PASTURES, TWO 60X60 SF. BARNs,
CATTLE PENS, FOUR
FISHING/LIVESTOCK PONDS

HOLUB REAL ESTATE
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CUSTOM FARM HOUSE



CUSTOM FEATURES

COMPLETE WITH 2 LIVING AREAS, GRANITE COUNTERS, SHIPLAP WALLS/CEILINGS, RUSTIC HARDWOOD FLOORING, 6IN THICK EXTERIOR WALLS, LARGE FRONT & BACK PORCHES, & AN OUTDOOR ENTERTAINMENT AREA WITH STONE FIREPLACE TO ENJOY COUNTRY LIVING.

BUILT 2011

2,972 SF.
MUD ROOM
INDOOR DOG WASH
BUILT-IN DAYBEDS
WALK-IN CLOSET
FRONT & BACK PORCHES
OUTDOOR FIREPLACE



156 ACRES



ROCKING 4M RANCH

TWO 60X60 BARN
NETWORK OF FIVE PASTURES
FIVE ELECTRIC METERS
CATTLE PENS
COVERED PENS FOR LIVESTOCK
IMPROVED COASTAL PASTURES
LIVE OAKS & POST OAKS

WATER

FOUR FISHING/LIVESTOCK
PONDS
COUNTY WATER LINES
TWO WATER WELLS
TWO DRY CREEKS
CONCRETE WATER CROSSINGS



PASTURE NETWORK

FRONT PASTURES - 23.9 ACRES

- Both pastures have frontage on CR 397
- East Side with Pond and Entrance Gate: 12.0 acres
- West Side with Water Trough: 11.9 acres

HOUSE PASTURE - 38.2 ACRES

- Ranch House, Barns, and Pond

MIDDLE PASTURE - 53.9 ACRES

- Underbrush Cleared Area South of Creek: 13.7 acres
- Woods Around Creek: 9.6 acres
- Cleared Area North of Creek with Pond: 30.6 acres

BACK PASTURE - 39.9 ACRES

- Underbrush Cleared Area South of Creek with Pond: 25.0 acres
- Woods Around Creek: 14.9 acres

All pastures are connected with fenced lanes to move cattle between all pastures and the cattle pens.





RANCH UTILITIES

WATER

- County Water is available at two locations on the property.
- Service provided by Gonzales County Water Supply Corp.
- One meter is located at the SE corner of the property that services the Ranch House & the RV Hookups in the front pasture.
- One meter is located at the NE corner of the property that services a large water trough.
- The property has two water wells:
- One well is located in the SE pasture of the property that services the barns & the 2 southernmost ponds.
- One well is located in the NE corner of the property that services the northernmost pond.

ELECTRICITY

- The property has 5 electricity meters (service provided by GVEC)
- One meter services the Ranch House.
- One Meter services the two barns and RV plugs in one barn.
- One Meter services the southernmost well and RV plugs by well house.
- One Meter services the northernmost well.
- One Meter is located in the House Pasture but does not service any loads.

VIRTUAL TOUR

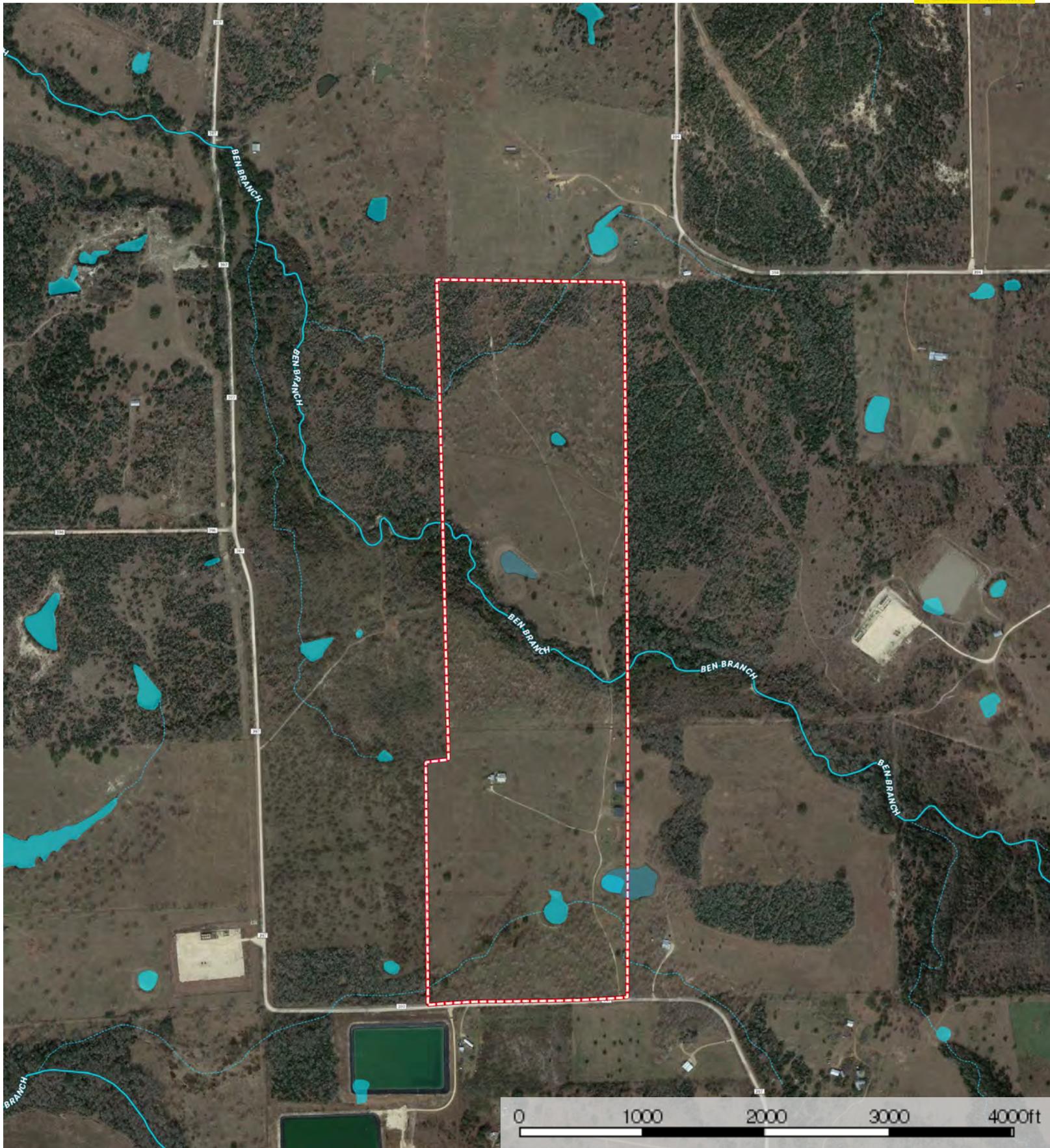
<https://youtu.be/etZ827OPRfE>





RANCH LIFE





-  Pond / Tank
-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body