



# Three Dog Ranch

4822 CR 181, Nixon, TX 78140

92.46 Acres

\$924,600



## HWY & CR FRONTAGE

## MOBILE HOME

## UNRESTRICTED

This mostly mesquite wildlife habitat is ready to be hunted or developed. Offered as one tract or split into 3 tracts of nearly 31 acres each. The total property has over 4,460 ft. of frontage on Hwy 87 and 4,140 ft. on CR 181 E. All tracts are ag exempt with no flood plain, and the amazing habitat supports tons of wildlife including mourning dove, whitetail deer, wild hogs, quail, coyotes, bobcats, and a family of foxes. The entire perimeter is low fenced and the brush has been shredded to allow room to navigate and maintain the fence. If you are looking for a South Texas property with lots of highway frontage or an ag property with a house off a country road, load up the puppies and head to Three Dog Ranch!

Tract 1 (\$335,000) - Triangular in shape with the most amount of road frontage of all three tracts. It has a pond near Hwy 87, a powerline running along the road, and excellent fencing on two sides. It will need a water well and the third side fenced if partitioned.

Tract 2 (\$435,000) - Includes an 1,800 sq. ft. double-wide mobile home complete with a water well, metal carport, two GVEC power connections, and a huge covered wooden deck to enjoy the outdoors.

Tract 3 (\$335,000) - The easternmost tract of mesquite-filled hunting terrain. It will need a water well and a new fence on one side if partitioned off from the others. Electricity is available at the road.

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## LOCATION

Gonzales County, Nixon-Smiley CISD

3 miles east of Nixon, 57 miles to San Antonio, 80 miles to Austin, 170 miles to Houston.

## DIRECTIONS

From Nixon, head east on Hwy 87, then turn right on 181 E immediately after passing FM 77 to the left. Follow 181 for a quarter mile. Look for the sign and the pipe gate entrance.

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 Boundary



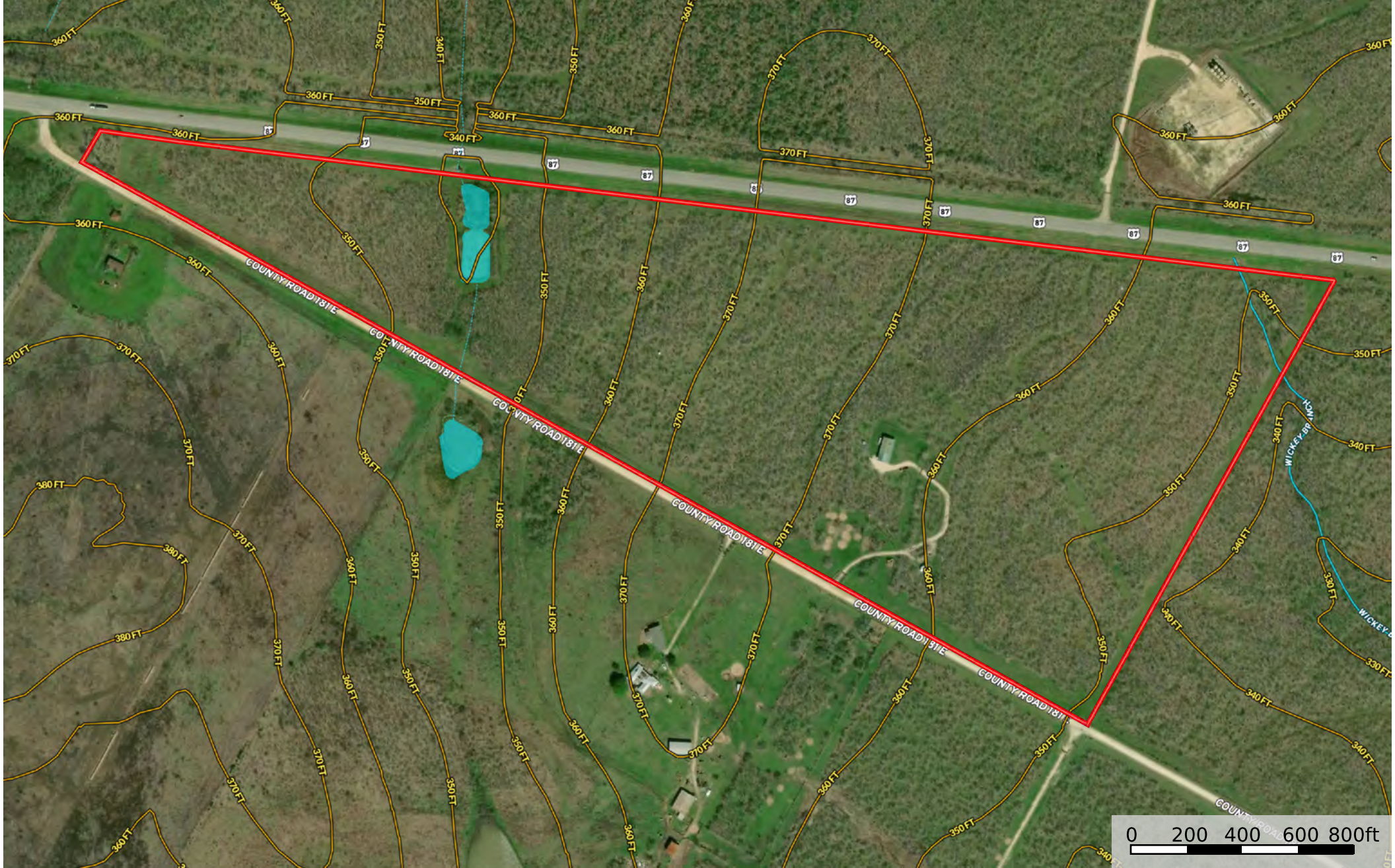


**CR 181, Nixon, TX 78140 - Tracts**  
Gonzales County, Texas, 92.46 AC +/-



 Boundary  Boundary





Boundary

Stream, Intermittent

River/Creek

Water Body



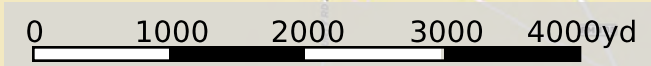


mapbox

Boundary Neighbor



**Grand  
LAND**  
COMPLAX



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