



4-0 Farm

1255 County Road 260 Hallettsville, TX
40 Acres | \$1,899,950



Copyright 2023 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar
Partner & Broker
john@grandland.com
(512) 497-8284

THE FARMHOUSE

The 3B/2Ba house was recently completed in September 2023. It has 1475 sq. ft. of conditioned space with an additional 1324 sq. ft. of wrap-around porch with white picket railing. Entering the home from either the front or back you are greeted by cathedral ceilings with 6"x12" decorative wooden beams and wall-to-wall shiplap. The entire interior floor is wood-like porcelain tile which is waterproof and very durable. The kitchen has custom cabinets, sealed pine countertops, and an island with a built-in seating area for casual dining and additional storage. It also has a deep double sink with a gooseneck faucet, a large side-by-side refrigerator/freezer, over-the-range microwave, an electric range, and a dishwasher. Just off the kitchen is the dining room and built-in pantry. Moving from the kitchen to the living room you then see the double doors leading to the front porch. You'll either want to sit down in a rocking chair with a cup of hot coffee and a good book in the morning or enjoy a cocktail with family and friends in the evening. After sunset, light the sandstone fire pit and enjoy the cool country nights.

The master suite is of ample size to allow for a queen bed and a desk. Entering the master bath you'll find a walk-in shower, double sink vanity, and 6'x10' walk-in closet. Crossing the living room, you'll find the second bath with a tub/shower combo and single vanity. The second bedroom has a queen bed and a built-in closet.

The guest room has two single beds and a custom-built armoire in lieu of a closet. All rooms have multiple windows to maximize the natural lighting. The entire home is furnished with hand-selected antiques and custom-built furniture.

Adjacent to the home is a matching laundry house and storage room. Next to the screened gravel parking area there is a 24'x 30' 3-bay pole barn for covered parking of your vehicle and or UTV/Tractor. This barn has a built-in workbench and plenty of storage for tools and implements.

Copyright 2023 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar
Partner & Broker
john@grandland.com
(512) 497-8284



PROPERTY DESCRIPTION

This 40.317 acres has a great balance between open pasture (60%) and dense woodland (40%) providing good habitat for wildlife such as whitetail deer, doves, hogs, and songbirds. Most of the pasture area has been recently cleared of underbrush and less desirable species and is recovering well despite the hot summer. There is a new pipe rail gated entrance on the SE corner with an improved caliche road that leads to the home. A secondary gate is located at the NW corner which would allow access to a potential secondary build site for another dwelling secluded away from the primary location if desired. The south fence is new 5-strand barbwire, the west fence has been cleared of all brush, and the east and north boundary has typical barbwire fencing in fair to good condition. The sandy loam soil types on this property can also be very productive from a forage perspective for livestock if the new owner wishes to pursue that option. There is an older 3-sided pole barn and set of pipe pens that could be utilized for livestock near the entrance.

A 1/3rd acre pond was recently constructed behind the home and is flanked by some gorgeous post oaks. The pond can be supplemented by the water well to ensure constant water level even during dry periods. The water well has a new pump, wire, pressure tanks, and controls. Two small electrical lines traverse the property however these lines are not visible from the entrance or the home. The power supply lines are run underground from behind the pond to the rest of the new structures.

Copyright 2023 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar
Partner & Broker
john@grandland.com
(512) 497-8284



TREES

Post Oak, Live Oak,
Water Oak, Pecan,
American Elm,
Eastern Red Cedar,
Pines, Mesquite, and
Hackberry

SHRUBS & GRASSES

Coastal Bermuda, Silver Bluestem,
KR Bluestem, Trichloris, Texas
Croton, Wooly Croton, Western
Ragweed, Yaupon Holly, Dog
Fennel, Mustang Grape, Dewberry
Vine, and McCartney Rose.

WILDLIFE

Whitetail Deer,
Dove, Wild Hogs,
and Songbirds

WATER

Well on property-
nearby wells are
approx. 150-200 ft
deep

UTILITIES

Electricity and Septic on
property





SCAN HERE TO VIEW MORE OF
THE 4-O FARM

LOCATION

Colorado & Lavaca County

9 miles to Weimar, 20 miles to Hallettsville, 70 miles to Beltway 8 & I-10, 95 miles to downtown Houston, San Antonio and Austin, and 107 miles to Hobby Airport (HOU).

DIRECTIONS

From I-10 in Weimar, take FM 155 south, go 10 miles, turn right on CR 260, go 0.8 miles, gate on right.

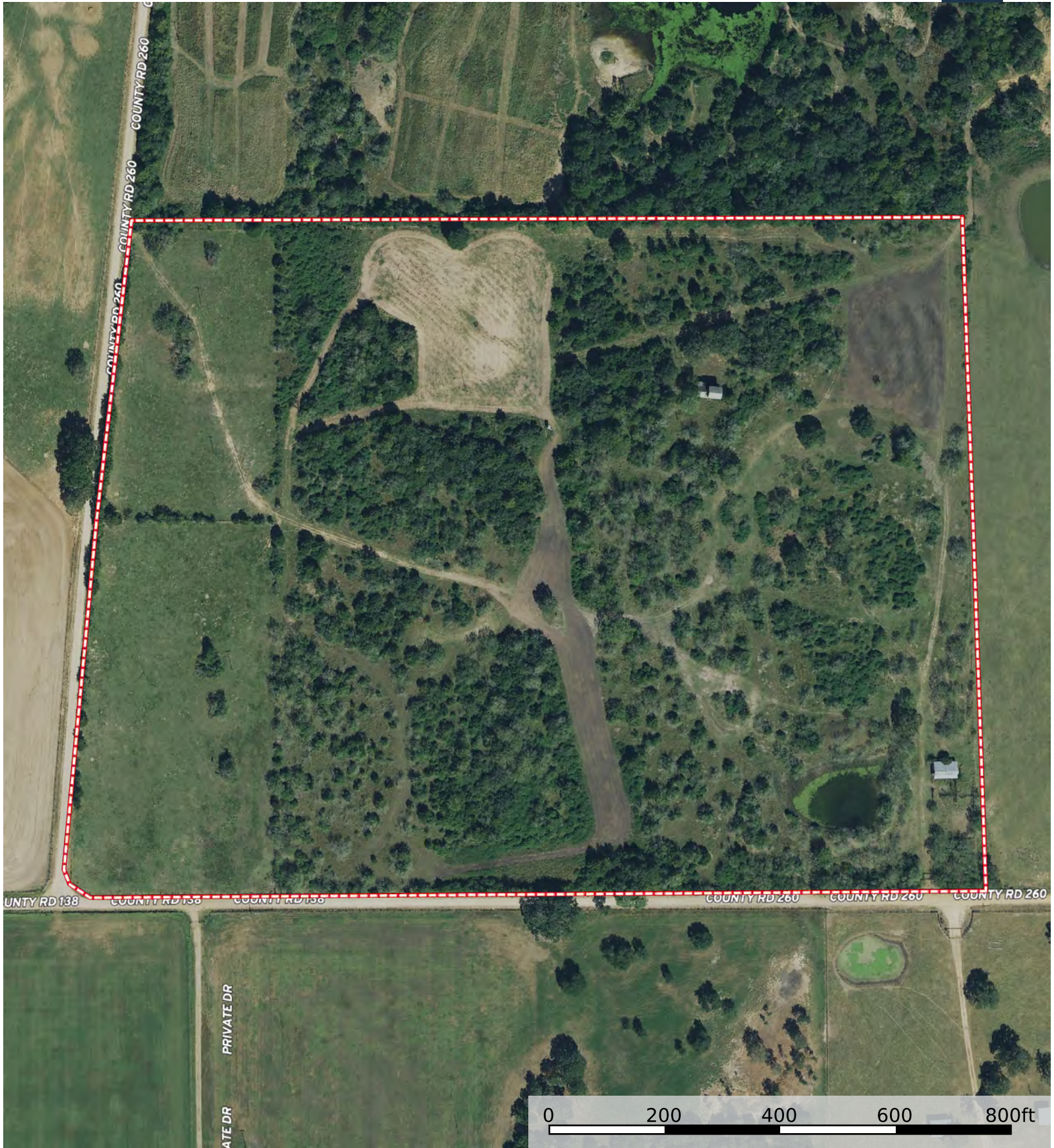
From Hwy 90A, take FM 155 north, go 6 miles, turn left on CR 260, go 0.8 miles, gate on right.

Copyright 2023 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

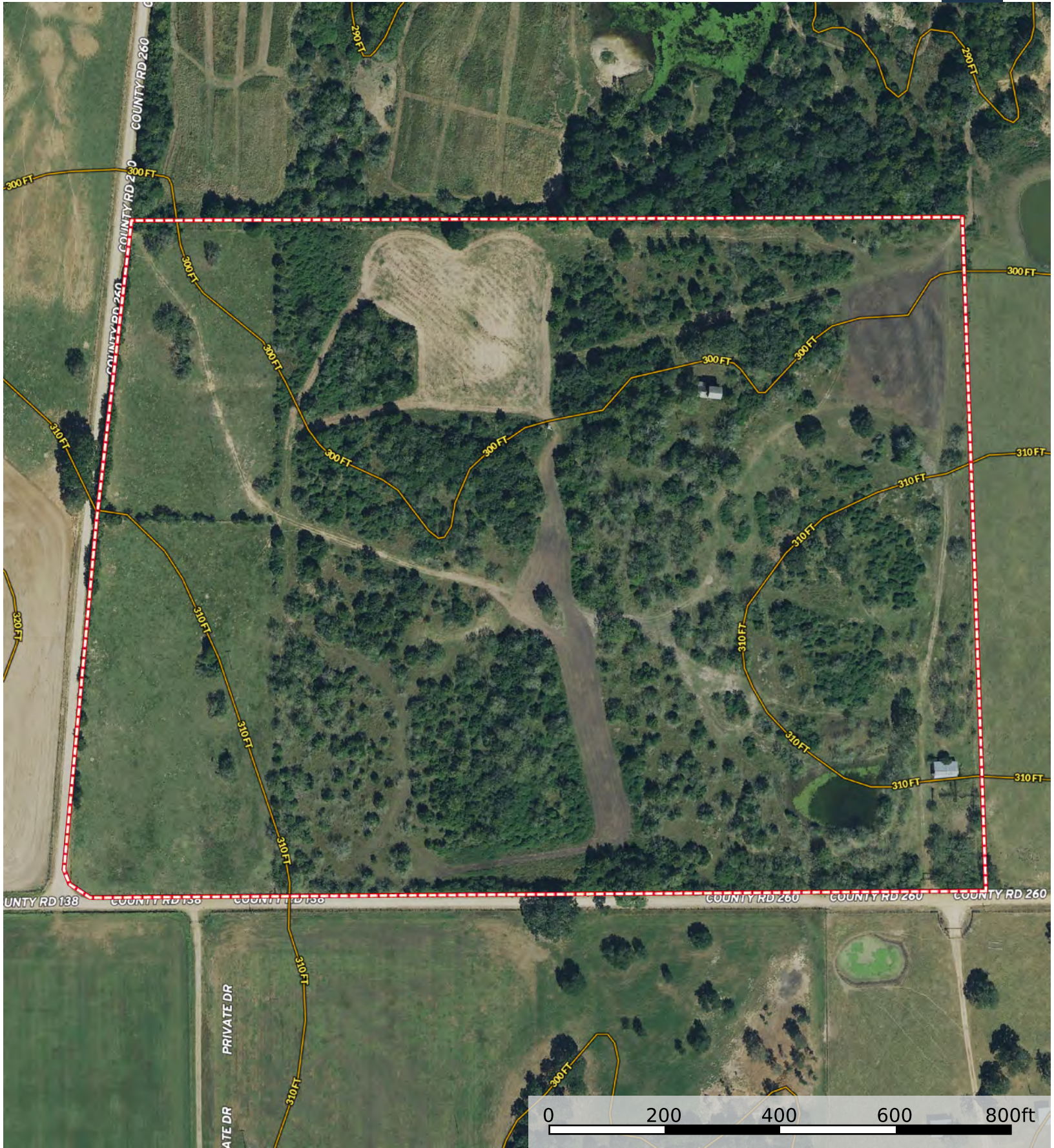


John Melnar
Partner & Broker
john@grandland.com
(512) 497-8284

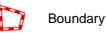
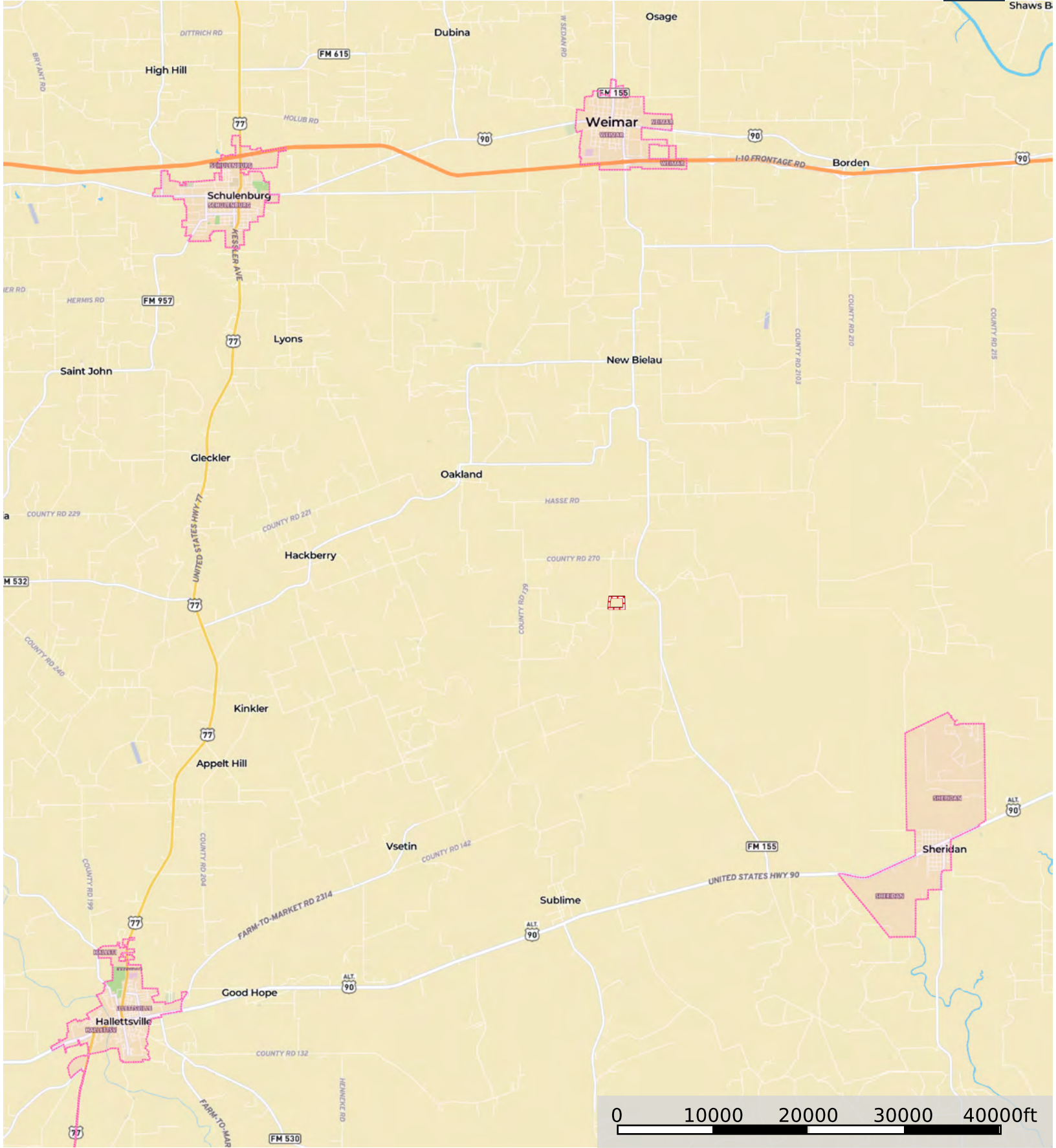


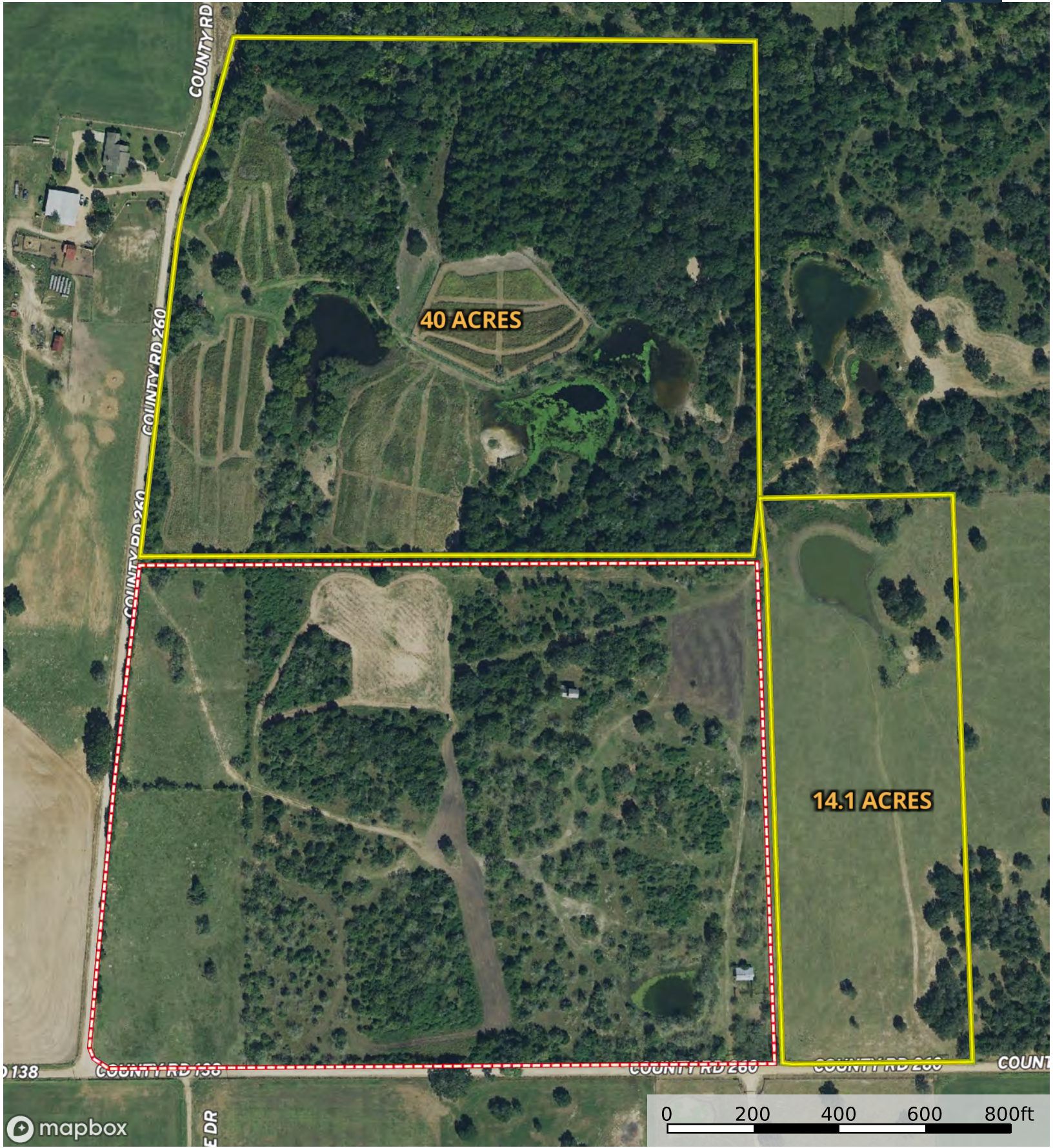


 Boundary



 Boundary





Boundary Boundary