

\$1,627,500 - 403 Cr 177 (98.5 Acres), Nixon

MLS® #1701183

\$1,627,500

3 Bedroom, 3.00 Bathroom,
Farms and Ranches on 98.50 Acres

N/A, Nixon, TX

Oak Hill Retreat is a gorgeous Summer Cottage on the hill, perfectly placed overlooking Gonzales County & beyond. Enjoy the wonderful evening breeze as you take in the forever views of South TX from your back porch, or while brushing your quarter horse after an afternoon ride. This Ag exempt 98.5 acres offers your horses/cattle plenty of improved grass to graze on and plenty of live oaks to laze under. Add several improvements including tack/feed room and horse stalls, 2 large equipment barns (2400 & 3400 sq ft), a 4 vehicle carport, several storage sheds and lean-to's, and a private water well with a water softener and septic system, and you're farm ready. The property is perimeter and cross fenced. It has spectacular live oak, pecan and pine trees throughout the yard. The front and back yards are beautifully manicured, accompanied with stone walkways and eye-popping flower beds w/native TX plants. There is still plenty of room for a garden. The backyard provides a shaded view of an expansive green pasture full of animals and of the morning sun over a wood planked fence. From the time you enter the private gated entrance w/asphalt drive, past the magnificent live oak tree in the front yard, and up to the front of the house, you will be enamored. The open and spacious log style home has 3BR, 2.5 BTHs, an office down and 4900 sq ft of living space that includes a beautiful fireplace, 2 covered patios at the back and side of the home, lots of closet



space, a 2nd story deck w/amazing view, and a 2 car detached garage to boot. Inside the home you will find ample space for your enjoyment or entertaining, a beautiful kitchen with a trash compactor and 2 pantries. There are 2 bar areas, a water softener, and so much more. The Oak Hill Retreat makes for a great family home or a spectacular weekend retreat for entertaining. If you desire a beautiful, secluded Ranchette close to town that would make an outstanding horse property, this is your wooden egg...It's hard to beat, the Live Oak Retreat! As a community, Nixon is a place you want to be. It is known as the Chicken Capitol of Gonzales County; the best pluckers around. Try your luck and pluck a cluck, but don't get stuck with a duck chuck.

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1701183
List Price	\$1,627,500
Sale Price	\$1,500,000
Sale Date	September 13th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	98.50
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	403 Cr 177 (98.5 Acres)
Subdivision	N/A
City	Nixon
County	Gonzales

State TX
Zip Code 78140

Amenities

Utilities Electricity, Cable TV, High Speed Internet, Telephone, Water

Exterior

Exterior Features Additional Structures, Barn, Cross Fenced, Fenced, Horse Stalls, Other - See Remarks, Security System, Storage Building

School Information

District Nixon ISD
Elementary Nixon Elementary
Middle Nixon
High Nixon