

# \$3,200,000 - 3291 S County Road 141, Cost

MLS® #2471806

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## \$3,200,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 404.00 Acres

country, Cost, TX

Lying in the heart of South Central Texas, is a one-of-a-kind property destined to make family memories. The ever present waters of Sugar Creek attract wildlife such as white-tailed deer, wild turkey, and feral hogs. This impressive ranch also lends great opportunity for grazing with good soil, improved grasses, and two irrigation pivots fed from a well in the Queens City Aquifer. The three bedroom, two and a half bath homes back porch looks out on a several acre pond which holds 15 million gallons of water. A double-wide trailer just west of the house is ideal for extended family or a ranch hand. This property is conveniently located an hour from San Antonio or Austin and just two from Houston making it an easy and quick drive to get out of the city.



## Essential Information

ListingFeed	abor_vow
MLS® #	2471806
List Price	\$3,200,000
Sale Price	\$3,550,000
Sale Date	April 28th, 2022
Bathrooms	0.00
Acres	404.00
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

## Community Information

Address	3291 S County Road 141
Subdivision	country
City	Cost
County	Gonzales
State	TX
Zip Code	78614

### **Amenities**

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	See Remarks
Parking	Circular Driveway
View	Pond, Pasture, Rural, Creek/Stream, Trees/Woods, Water
Waterfront	Creek

### **Interior**

Appliances	Dryer, Dishwasher, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric

### **Exterior**

Lot Description	Agricultural, Farm, Many Trees, Views
Construction	Stone, Stucco

### **School Information**

District	Nixon-Smilely Cons ISD
Elementary	Nixon-Smilely
Middle	Nixon-Smilely
High	Nixon-Smilely