

\$2,125,000 - Tbd County Rd 398, Flatonia

MLS® #2799665

\$2,125,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 249.75 Acres

Part/Turner Barnes League A-11, Flatonia, TX

Special opportunity to purchase a 250 acres in Gonzales County. Large ranches in this area are few and far between. A Good mix of pasture and hardwoods. Century live oaks, elms, and post oaks cover the landscape. The terrain has a nice gentle roll with some good views of the surrounding countryside. Water features includes 2 ponds, and the Sulphur Branch Creek that dissects the property and provides great habitat for the wildlife.

A Excellent perimeter fencing in place for livestock. Turkey, deer, and hogs call this ranch home. A 10 minutes from I-10. 2,578 feet of road frontage with multiple building sites. Additional 377 acres is also available. Surface sale only, minerals will not convey. There is current oil and gas production and activity on the property.



Essential Information

ListingFeed	abor_vow
MLS® #	2799665
List Price	\$2,125,000
Sale Price	\$1,821,490
Sale Date	July 18th, 2022
Bathrooms	0.00
Acres	249.75
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	Tbd County Rd 398
Subdivision	Part/Turner Barnes League A-11
City	Flatonia
County	Gonzales
State	TX
Zip Code	78941

Amenities

Utilities	Electricity Available
View	Pasture, Trees/Woods
Waterfront	Creek, Seasonal

Exterior

Lot Description	Many Trees, Trees Large Size
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School Information

District	Moulton ISD
Elementary	Moulton
Middle	Moulton
High	Moulton