

\$1,819,110 - 9577 Fm 1116, Gonzales

MLS® #3934556

\$1,819,110

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 214.01 Acres

Elder, Gonzales, TX

Welcome to the Bouldin Ranch, 214 acres in Gonzales County, TX. Just a short 10 minute drive southwest of Gonzales, this property features 4 ponds, large oak trees, newly cut trails, working pens, and 8,775 ft. of road frontage on 3 different sides. This is the perfect ranch to run cattle and build a dream home and start your own legacy ranch. The ponds are amply placed all throughout the property providing adequate water to livestock and wildlife. White-tail deer, wild hogs, waterfowl, turkey, all call this property home. Trails and roads have recently been cut throughout the land giving access to all parts of the ranch. A beautiful quarry pond in the southeast corner of the ranch is an attractive place to spend time, hunt ducks and dove, picnic, or just enjoy the country side. A new gate and entrance was constructed on CR 301 which leads straight to a camp site surrounded by a dry creek bed and a myriad of beautiful post oak and live oak trees. Just 10 minutes from US 183, this ranch is just a short 1 hour and 15 minute drive from Austin or San Antonio. The 3 sides road frontage also gives way to development opportunities now, or in the future. Come take a look and see all the opportunities this ranch can provide!



Essential Information

ListingFeed	abor_vow
MLS® #	3934556

List Price	\$1,819,110
Sale Price	\$1,712,160
Sale Date	May 6th, 2024
Bathrooms	0.00
Acres	214.01
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	9577 Fm 1116
Subdivision	Elder
City	Gonzales
County	Gonzales
State	TX
Zip Code	78629

Amenities

Utilities	None
View	Pasture, Trees/Woods
Waterfront	Creek, Seasonal
Has Pool	Yes

Exterior

Lot Description	Many Trees, Trees Large Size, Trees Medium Size
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School Information

District	Gonzales ISD
Elementary	Gonzales
Middle	Gonzales
High	Gonzales