

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

MLS® #3973133

\$1,627,500

3 Bedroom, 3.00 Bathroom, 4,900 sqft
Farms and Ranches on 98.50 Acres

., 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 & plenty of live oaks to laze under. Add several improvements including tack/feed room & horse stalls, 2 large equipment barns (2400 & 3400 sqft), a 4 vehicle carport, several storage sheds & lean-toâ€™s, a private water well with a water softener & septic system, & you're farm ready. The property is perimeter & cross fenced & has spectacular live oak, pecan & pine trees throughout the yard. The open & spacious log style home has 3BR, 2.5 BTHs, an office down & 4900 sq ft of living space with a beautiful fireplace, 2 covered patios at the back & side of the home, lots of closet space, a 2nd story deck w/amazing view, & a 2 car detached garage to boot. From the time you enter the private gated entrance w/asphalt drive, past the magnificent live oak tree in the front yard, & up to the front of the house, you will be enamored. 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; itâ€™s hard to beat! The Live Oak Retreat! The front &



back yards are beautifully manicured, accompanied with stone walkways & 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 & of the morning sun over a wood planked fence. 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 donâ€™t get stuck with a duck chuck.

Built in 1950

Essential Information

ListingFeed	abor_vow
MLS® #	3973133
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
Square Footage	4,900
Acres	98.50
Year Built	1950
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	403 Cr 177 (98.5 Acres)
Subdivision	.
City	Nixon
County	Gonzales
State	TX
Zip Code	78140

Amenities

Utilities	Electricity Connected, Other, Sewer Connected, See Remarks, Water Connected
Features	None
Parking	Additional Parking, Asphalt, Converted Garage, Carport, Detached Carport, Driveway, Detached, Electric Gate, Garage, Gated, Paved, Private
# of Garages	2
Garages	Garage Door Opener
View	City, Hills, Pasture, Rural, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Dishwasher, Electric Oven, Microwave, Water Softener, Trash Compactor
Heating	See Remarks
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Garden, See Remarks
Lot Description	Agricultural, Back Yard, Farm, Front Yard, Garden, Landscaped, Moderate Trees, Native Plants, Private, See Remarks, Views
Windows	Screens
Roof	Aluminum
Construction	Log, Wood Siding
Foundation	Slab

School Information

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