

\$2,762,500 - 4018 397 Road, Gonzales

MLS® #6565560

\$2,762,500

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 442.00 Acres

AB Williams, Gonzales, TX

Beautiful Peach creek ranch with lots of bottom land, 100+ pecan trees, scattered huge live oaks, appx 1 mile of county road frontage, excellent cattle and hunting ranch, hay fields, cross fences, deer, turkey, hogs, water holes along Peach creek and other water holes with springs, palmettos, klein grass, native bermuda, great homesite overlooking ranch, water well, cattle pens, some royalty and minerals to convey, appx \$2000/month in 2022, Water lease of Appx 13K year which goes up each year, adjacent 264 acres with appx 1.5 miles of county rd frontage can be sold with it at \$8950/acre with minerals and royalty as well!



Essential Information

ListingFeed	abor_vow
MLS® #	6565560
List Price	\$2,762,500
Sale Price	\$2,749,513
Sale Date	December 30th, 2022
Bathrooms	0.00
Acres	442.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address 4018 397 Road

Subdivision	AB Williams
City	Gonzales
County	Gonzales
State	TX
Zip Code	78629

Amenities

Utilities	Electricity Available
View	Pasture
Waterfront	Creek, Pond

Exterior

Lot Description	Agricultural, Many Trees, Trees Large Size, Views
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School Information

District	Waelder ISD
Elementary	Waelder
Middle	Waelder
High	Waelder