

# \$1,750,000 - 9737 County Road 353, Gause

MLS® #7309927

---

## \$1,750,000

4 Bedroom, 2.00 Bathroom, 2,102 sqft  
Farms and Ranches on 308.08 Acres

Rodriguez, Fernando, Gause, TX

Just imagine what you could do with this 308 acres! From fishing and hunting, low taxes and a place to live or enjoy time off - this property has it all! Not only is the land amazing, but it comes with a great 4-bedroom, two bath, home that was built in 2017. You can escape all the noise and bustle while enjoying your view of the cows grazing on the rolling pasture. The ranch is composed of 2 ag-exempt tracts, and has 9 ponds stocked with bass. With Smith Creek passing through the back portion of the larger tract, an approximate 1-acre wetland on the south border is populated by bass, blue gill, and several species of ducks year round. Approximately 40 acres along the creek are heavily wooded, providing lots of cover for game. The property has numerous hunting opportunities, including whitetail deer, ducks, hogs, and other native species. A large metal barn provides protection for tractors and equipment, as well as storage for hay and feed. And on top of all this, the sunsets and star gazing is unrivaled. Don't miss this property. It has it all...hunting, fishing, cattle, privacy, and room to roam.



Built in 2017

## Essential Information

ListingFeed	abor_vow
MLS® #	7309927
List Price	\$1,750,000

Sale Price	\$1,750,000
Sale Date	December 13th, 2021
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,102
Acres	308.08
Year Built	2017
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	9737 County Road 353
Subdivision	Rodriguez, Fernando
City	Gause
County	Milam
State	TX
Zip Code	77857

### **Amenities**

Utilities	Above Ground Utilities, Electricity Available, Electricity Connected, Natural Gas Not Available, Propane, Other, Underground Utilities, Water Connected
Features	Fishing
Parking	Detached, Garage
# of Garages	2
Garages	Garage Door Opener
View	Pond, Pasture, Trees/Woods, Water
Waterfront	Creek, Pond

### **Interior**

Interior	Concrete
Appliances	Dishwasher, Gas Cooktop, Disposal
Heating	Central, Propane
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room

# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Agricultural, Cleared, Farm, Moderate Trees, Native Plants, Trees Large Size, Trees Medium Size, Views
Windows	Blinds, Screens
Roof	Composition
Construction	Cement Siding, Masonry, Stone, Spray Foam Insulation
Foundation	Slab

### **School Information**

District	Gause ISD
Elementary	Gause
Middle	Gause
High	Milano