

# \$2,125,000 - Tbd Hwy 90/hwy 304, Waelder

MLS® #7404277

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## \$2,125,000

0 Bedroom, 0.00 Bathroom, 2,181 sqft  
Farms and Ranches on 84.81 Acres

John Adkinson League & Labor A, Waelder, TX

Location, Location, Location!!!! Lots of Road Frontage!

This 84 acre tract sits at the corner of Hwy 90 and Hwy 304, with 1988 +/- feet of frontage on Hwy 90 and 1472 +/- feet of frontage on Hwy 304 (3460 +/- feet of Total Road Frontage) This property has many

possibilities! Hunting, Recreational, Grazing, Investment, you name it! this is a beautiful property with up to 50 feet of elevation change in two directions, large pond with scattered trees off to the south and east and views to the north and west, a great mix of scattered trees making a park-like setting, thick woods great for wildlife habitat and open fields for your animals to graze. You're looking at a 30 minute drive, no traffic, to the intersection of Hwy 304 and Hwy 71, on the west side of Bastrop. A quick 5 minutes and you can be on I-10, an hour east of San Antonio and 1.5 hours from Katy. Conveniently located, don't miss this one!!



Built in 1975

## Essential Information

|             |                |
|-------------|----------------|
| ListingFeed | abor_vow       |
| MLS® #      | 7404277        |
| List Price  | \$2,125,000    |
| Sale Price  | \$2,125,000    |
| Sale Date   | May 10th, 2022 |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 0.00              |
| Square Footage | 2,181             |
| Acres          | 84.81             |
| Year Built     | 1975              |
| Type           | Farms and Ranches |
| Sub-Type       | Ranch             |
| Status         | Closed            |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | Tbd Hwy 90/hwy 304             |
| Subdivision | John Adkinson League & Labor A |
| City        | Waelder                        |
| County      | Gonzales                       |
| State       | TX                             |
| Zip Code    | 78959                          |

### **Amenities**

|            |                                       |
|------------|---------------------------------------|
| Utilities  | Electricity Available                 |
| View       | Panoramic, Pond, Pasture, Trees/Woods |
| Waterfront | Pond                                  |

### **Exterior**

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Rolling Slope, Many Trees |
|-----------------|---------------------------|

### **School Information**

|            |             |
|------------|-------------|
| District   | Waelder ISD |
| Elementary | Waelder     |
| Middle     | Other       |
| High       | Waelder     |