

\$1,690,000 - 000 Holstein Road, Muldoon

MLS® #7696112

\$1,690,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 184.50 Acres

N/A, Muldoon, TX

The Sam Hopper Ranch was established in the early 1900's and has been in the family since. With Buckner's Creek flowing thru the property to the south end of the property it offers good terrain and plenty of areas to build that house on.

The creek is in the middle of the property with many post oaks, mesquites, cedars and other hardwoods to make this place a dream location for that weekend ranch or getaway. Property has many pecan trees (15-20) scattered throughout the property and along the creek.. Has many other gullies off the creek, creek is about 5-10 feet deep in some areas. Has deer and many hogs for hunting.

The back portion of ranch is considered in the flood zone, creek goes out of its banks when large amounts of rain come.

The property has two gas transmission lines, one goes east to west on the front end of the property and the other is on the southeast corner of property. Doesn't hurt the property at all.

There are no oil/gas leases, no production on the property. Property is leased for cattle and tenants have several deer stands & feeders that are being retained by the tenants. Fences are in good condition. There is one small pond that doesn't hold water during the dry season.



Property has many trails and roads to get around and the soils are sandy loam, red loam clay. Tenants have about 10-15 head of cattle. There is an old travel trailer, old car and misc. items that the tenants will remove along with the deer stands and deer feeders. Tenants will remove their personal items after closing with time to get them removed.

Come see this nice historic ranch in Fayette County.

Essential Information

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|-------------|-------------------|
| ListingFeed | abor_vow |
| MLS® # | 7696112 |
| List Price | \$1,690,000 |
| Sale Price | \$1,558,924 |
| Sale Date | May 16th, 2023 |
| Bathrooms | 0.00 |
| Acres | 184.50 |
| Type | Farms and Ranches |
| Sub-Type | Ranch |
| Status | Closed |

Community Information

| | |
|-------------|-------------------|
| Address | 000 Holstein Road |
| Subdivision | N/A |
| City | Muldoon |
| County | Fayette |
| State | TX |
| Zip Code | 78949 |

Amenities

| | |
|------------|--|
| Utilities | Electricity Available, Water Connected |
| View | Creek/Stream |
| Waterfront | Creek |

Exterior

| | |
|-----------------|--|
| Lot Description | Many Trees, Moderate Trees, Rolling Slope, Sloped Down |
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School Information

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|------------|----------------------|
| District | Flatonia ISD |
| Elementary | Flatonia |
| Middle | Flatonia Secondary |
| High | Flatonia High School |