

# \$2,695,945 - 000 Cr 170 Road, Nixon

MLS® #8294661

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## \$2,695,945

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 453.10 Acres

Goodbread, Nixon, TX

Great new price 2-20! Hard to find large hunting /cattle ranch in Gonzales county!  
Diamond in the rough! county road frontage, huge live oaks and elms, large bull mesquites, pecan trees along Elm creek, Elm creek runs thru the back of the ranch, always water holes for wildlife and cattle, tons of deer and turkey, quality deer in area, surrounded by nice ranches (150-800 acres). Has not been hunted in several years. Native bermuda bottoms, one functioning water well and 3 water wells that need pumps and tanks. Many good sites for stock tanks. excellent soils across the ranch, 25% minerals to convey, no lease or production at this time, all old storage tanks have been removed, ranch has been in same family for 70 plus years, convenient to Austin and San Antonio, great place to make memories with your family!



## Essential Information

ListingFeed	abor_vow
MLS® #	8294661
List Price	\$2,695,945
Sale Price	\$2,627,980
Sale Date	March 29th, 2024
Bathrooms	0.00
Acres	453.10
Type	Farms and Ranches
Sub-Type	Ranch

Status Closed

### **Community Information**

Address 000 Cr 170 Road  
Subdivision Goodbread  
City Nixon  
County Gonzales  
State TX  
Zip Code 78140

### **Amenities**

Utilities Electricity Available  
View Pasture  
Waterfront Creek  
Has Pool Yes

### **Exterior**

Lot Description Agricultural, Trees Large Size

### **School Information**

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