



Waelder Weekender

2463 CR 1296, Waelder, TX 78959

77.61 Acres

\$589,950



GRAZING | FARMHOUSE | TERRACED PASTURES | LIVESTOCK

Relax in this charming farmhouse overlooking a gorgeous terraced hay field of Coastal Bermuda. The 953 square foot red roof farmhouse sits atop 77 acres of gently rolling terrain and has 2 bedrooms, 1 bath, and two covered porches. It is the perfect size for a weekend getaway home and has the right amount of charm and character to justify renovation. The 77.61 acres is mostly pasture and is fenced and cross-fenced.

There are working pens and a covered shed capable of tending to a variety of livestock including cows, horses, or goats. There is also a 3-sided barn in fair condition to store farm equipment and vehicles. Two ponds are properly located in areas with sufficient runoff to be permanent water sources. The large pond is over 1 acre in surface area and is stocked with catfish and largemouth bass and is the perfect place to ambush dove as you wait in the shade of the mesquite trees. A second pond is roughly 1/3 of an acre in size and is full of bluegill.

Electricity is provided by GVEC with a meter onsite. The original windmill is still in place however is nonoperational. There is a working water well on site providing good clean drinkable water. Additionally, there is also currently covered up old hand dug well on the property. The property is subject to a transferable water lease effective through 2029.

This property is located just outside of Waelder TX. Waelder is located between San Antonio and Houston on HWY 90. It is home to J Bar B Foods Factory where meat products are produced and shipped to local stores.

The property is currently qualified under the Agricultural tax valuation.

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WATER

2 Ponds

Water Well

Windmill

GRASSES

Coastal Bermuda

TREES

Live Oak, Mesquite

WILDLIFE

Catfish, Bass,

Bluegill,

Dove

UTILITIES

Water Well On Site | Electricity On Site

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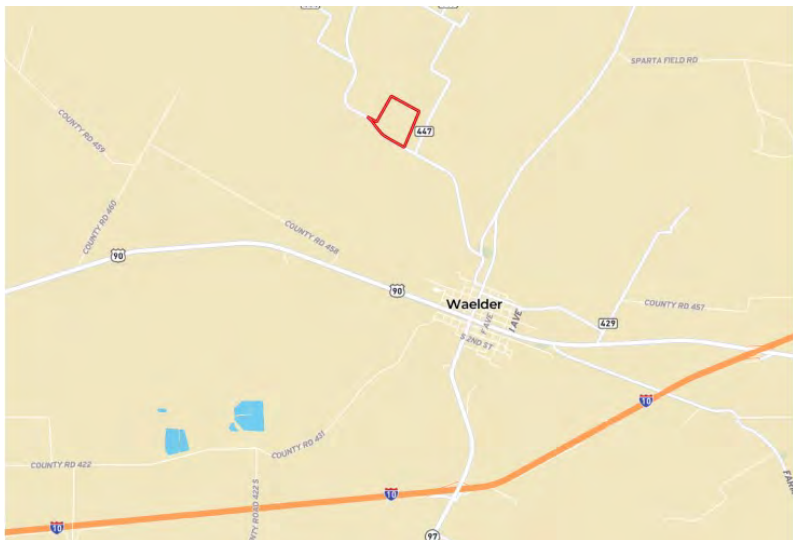


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LOCATION

Gonzales County

1hr 15min to Austin and San Antonio

2.5 miles to Waelder

17 Miles to Gonzales

DIRECTIONS

From Waelder, head North on Avenue E, then turn left on N 5th St. Turn right at the 1st cross street on to FM 1296. Follow FM 1296 for 1.8 miles, entrance will be on the right.

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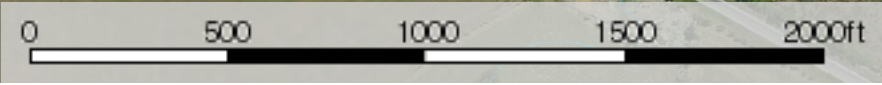


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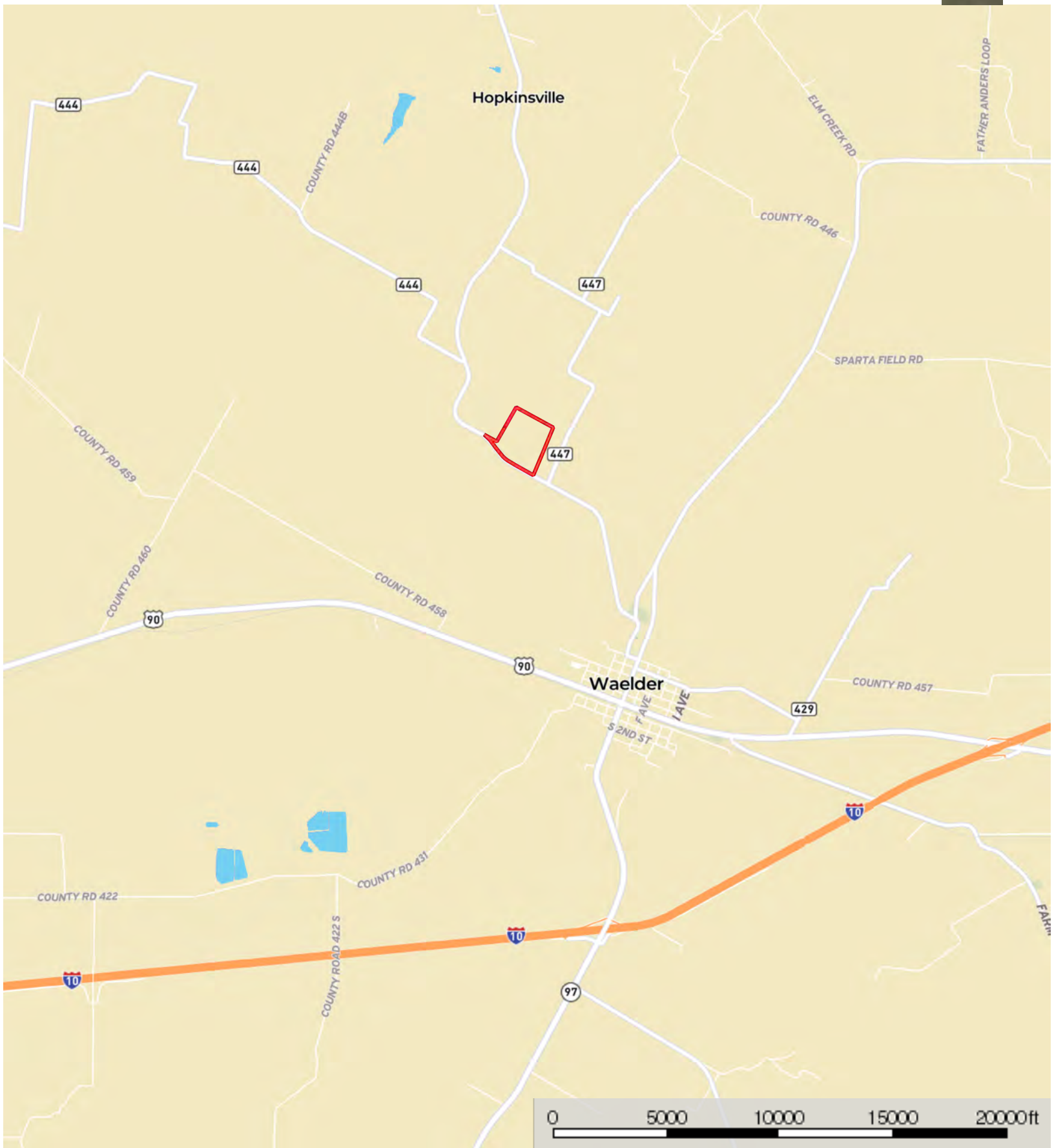


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



Hallick-77

Gonzales County, Texas, 77.614 AC +/-



Boundary

Neighbors

Gonzales County, Texas, 77.614 AC +/-



- Subject Property
- Neighbor Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

