



Waelder Weekend Retreat

3895 FM 1115, Waelder, TX 78959

37.56 Acres

\$574,950



WATER & ELECTRIC

2-ACRE POND

CLOSE TO TOWN

A recreational and agricultural property conveniently located on FM 1115 just a few minutes north of Waelder and I-10, an hour from Austin and San Antonio, and 2 hours from Houston. This 38-acre property has a nearly 2-acre pond, a former homesite with electricity and water well, a nice pipe rail entrance, and a rural water line running along the 1,300 feet of road frontage. A great place to build a weekend getaway or just park your RV. Affordably priced in an area that has seen a lot of appreciation in the last year.

A good wet-weather drainage traverses the property from west to east which feeds the nearly 2-acre pond that is stocked with bass and bluegill. The property is 40% native pasture and 60% mixed woodland. This woodland area provides great cover for whitetail deer and hogs. Trees observed on the property include Live Oak, Cedar Elm, Mesquite, Sweet Gum, and Hackberry. The midstory is comprised of Winged Elm, Green Briar, Texas Croton, Frostweed, Wolly Croton, and Dewberry. Grasses include Texas Winter Grass, Texas Grama, Virginia Wildrye, Canada Wildrye, Coastal Bermuda, and KR Bluestem.

There is an old homesite near the middle of the southern boundary with GVEC Electric present and a water well of unknown condition. This homesite is shielded from the road frontage by a band of woodland. Fayette WSC has a water line running along the road frontage. Fencing along the frontage is in great condition and the remainder of the perimeter fencing is in fair to poor condition. No mineral rights are owned. Agricultural tax valuation; annual taxes are \$200.

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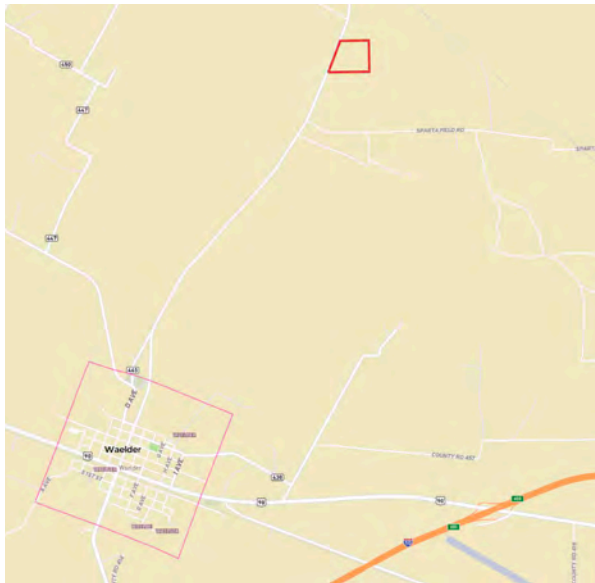


John Melnar

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LOCATION

Gonzales County, Waelder ISD

4 miles to Waelder, 23 miles to Smithville, 35 miles to Bastrop, 36 miles to Lockhart, 70 miles to Austin, 80 miles to San Antonio, 120 miles to Houston, and 60 miles to Austin Bergstrom International Airport.

DIRECTIONS

From Austin, take Hwy 71 east to Smithville, head south on Hwy 95 to Cistern, veer right on FM 1115, go 7.5 miles, gate on the left.

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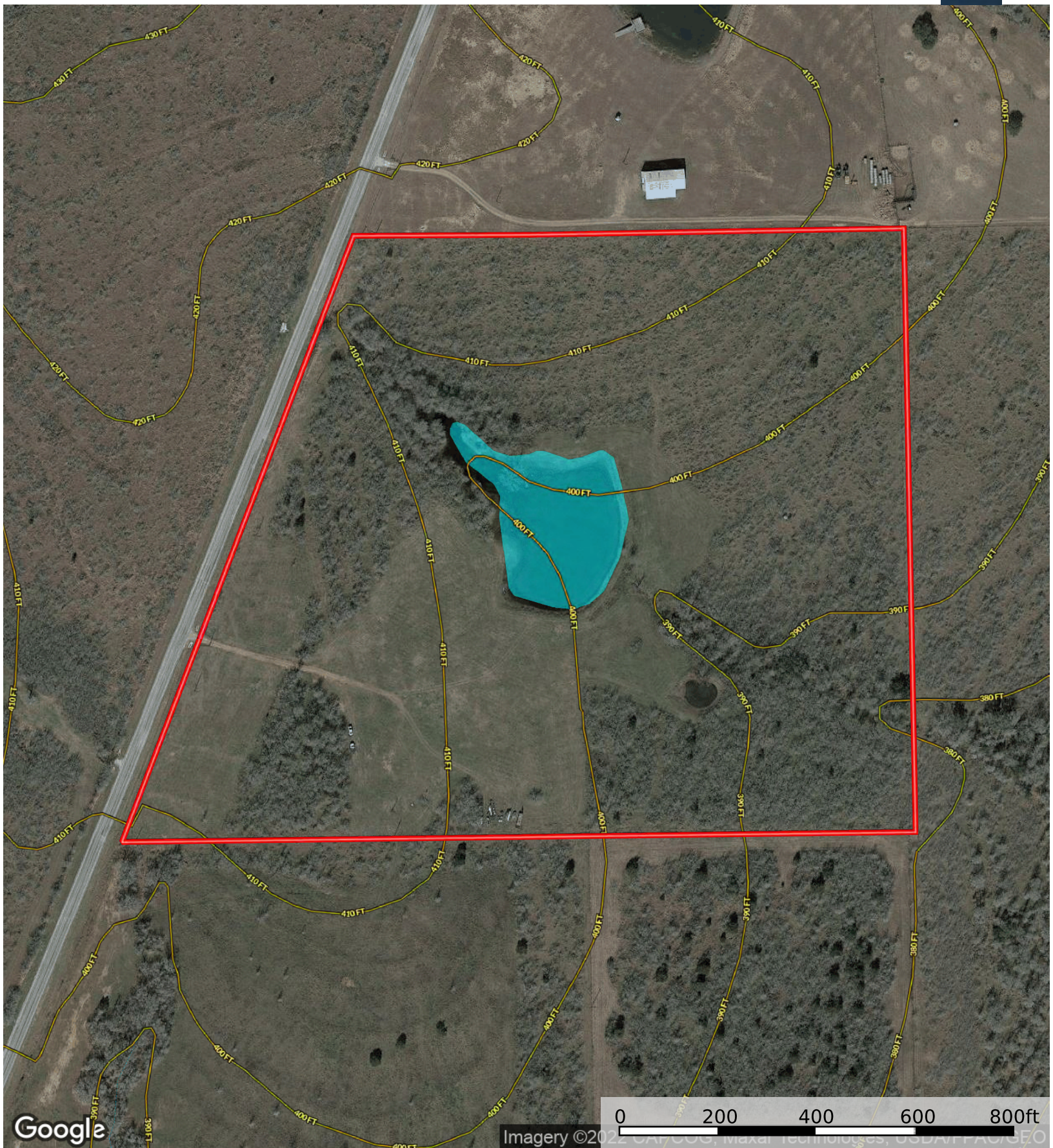


Google

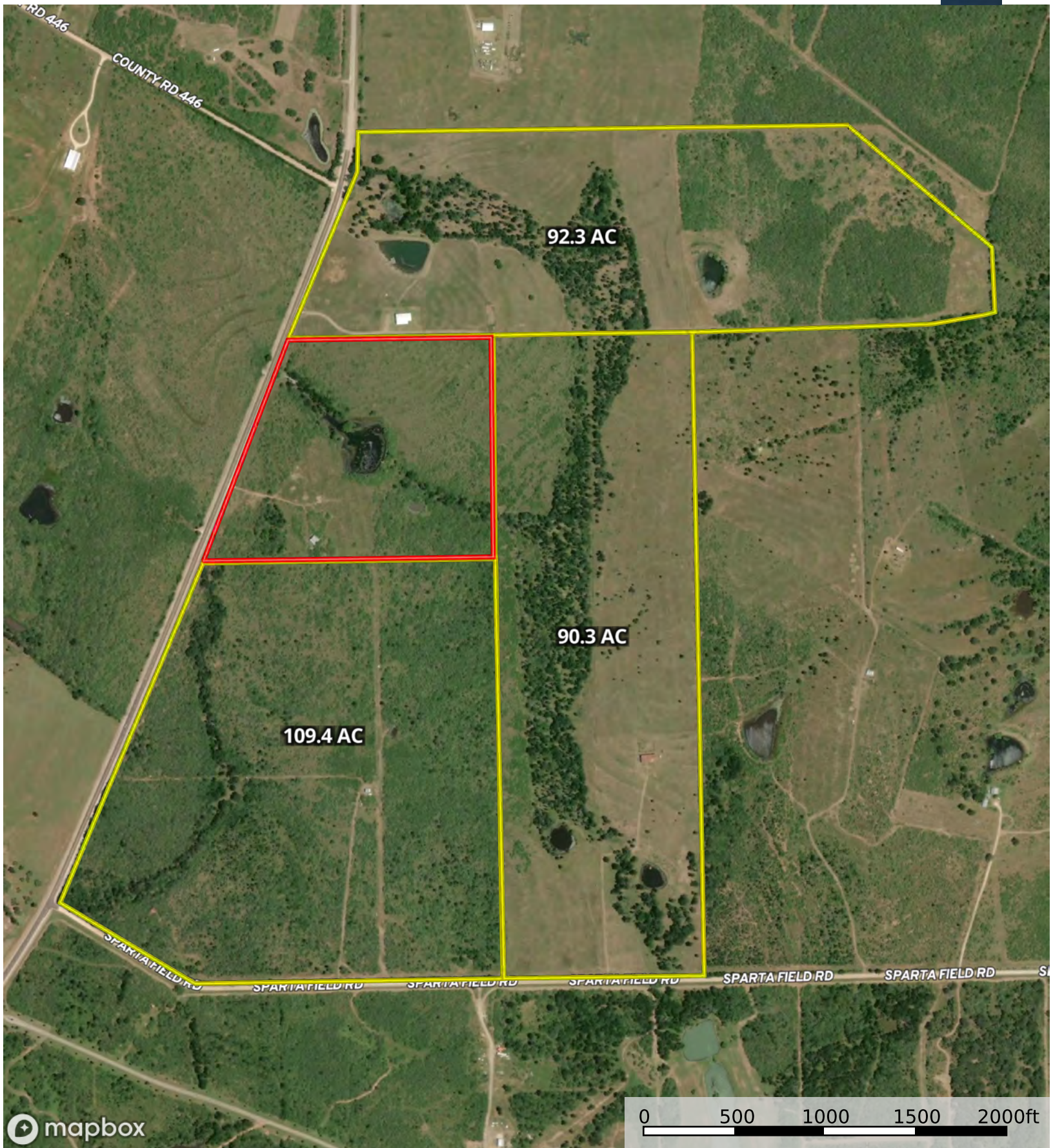
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0 200 400 600 800ft

Boundary

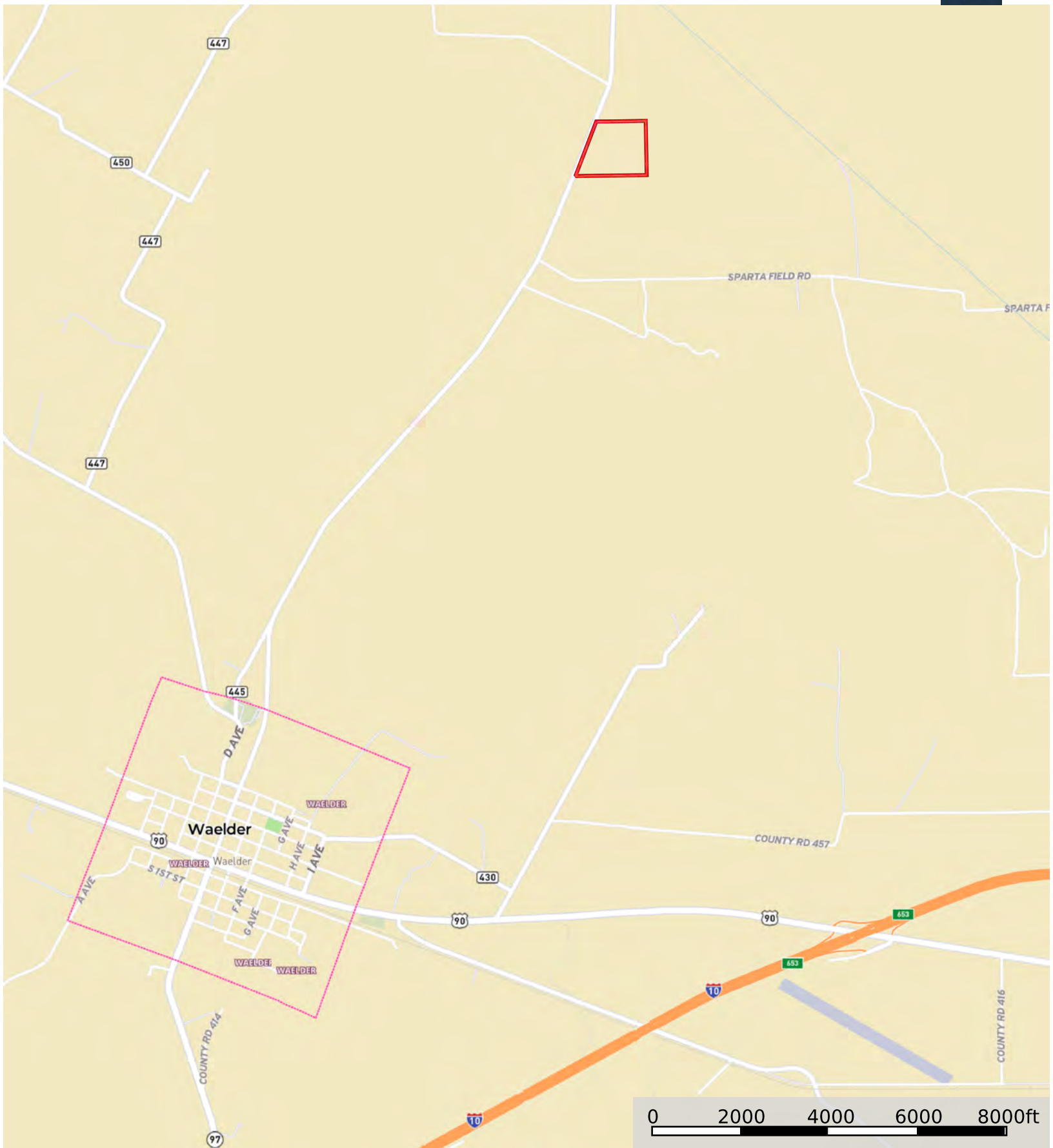


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



mapbox

Boundary Neighbor



Boundary

EXHIBIT "A"
PAGE 1 OF 1

Being all that certain tract of 37.56 acres of land, more or less, lying and being situated in Gonzales County, Texas, being part of the Freeman George 4225 Acre Survey, Abstract No. 224, and part of the Joseph McCoy, Jr. 1/4 League, Abstract No. 549, more particularly being part of the land described in General Warranty Deed dated April 8, 2020, executed by James E. Critchfield and Osvaldo R. Osio to Gonzo 451, LLC, recorded in Volume 1341, Page 327, of the Official Records of Gonzales County, herein called subject tract, the particular portion thereof hereby intended to be described by metes and bounds, with bearing basis GPS Grid North, as follows:

BEGINNING at a 5/8 inch iron rod set (all iron rods set with red plastic cap marked Gonzales First Shot Surv) at the northwest corner of said subject tract, and at the southwest corner of a 92.243 acre tract of land described in Warranty Deed dated March 17, 2004, executed by Gilbert Flores and Gina Flores to Bennie L. Daricek and Nelda J. Daricek, recorded in Volume 901, Page 645, of the Official Records of Gonzales County, and in the southeast right of way of Farm to Market Road No. 1115, from which, a 1/2 inch iron rod found 0.3 foot above ground bears South 89° 53' 33" West 7.68 feet, for the northwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 88° 54' 17" East along the north line of said subject tract, and the south line of said Daricek tract, at 232.91 crossing the east line of said Freeman George survey and the west line of said Joseph McCoy survey, in all a distance of 1084.11 feet to a 1/2 inch iron rod found flush with the ground at the northeast corner of said subject tract and at the northwest corner of a 40.00 acre tract of land described as TRACT 1 in Deed dated December 28, 2009, executed by Clarence A. Wehman and Hazel R. Wehman to Clarence A. Wehman and Hazel R. Wehman Revocable Living Trust, recorded in Volume 1024, Page 830, of the Official Records of Gonzales County, for the northeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 01° 05' 10" East along the east line of said subject tract and the west line of said Wehman tract, at 707.39 feet, crossing a 1/2 inch iron rod found 0.3 foot above ground on line, in all a distance of 1221.55 feet to a 5/8 inch iron rod found at a southeast corner of said subject tract, and at the northeast corner of a 75.05 acre tract of land described in General Warranty Deed dated October 21, 2019, executed by Alex Allard Baez to Gonzo 451, LLC, recorded in Volume 1326, Page 984, of the Official Records of Gonzales County, for a southeast corner of this tract or parcel of land hereby intended to be described;

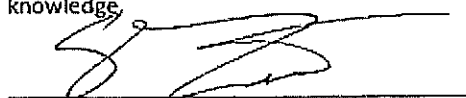
THENCE South 88° 56' 08" West along the south line of said subject tract, and the north line of said 75.05 acre Gonzo 451 tract, at 651.04 feet, crossing a 1/2 inch iron rod found 0.1 foot above ground at an interior corner of said subject tract, and at the northwest corner of said 75.05 acre Gonzo 451 tract, and entering said subject tract, along same bearing, at 851.13 feet, crossing the west line of said Joseph McCoy survey and the east line of said Freeman George survey, in all a distance of 1602.22 feet to a 5/8 inch iron rod set in the northwest line of said subject tract, and in the southeast right of way of said Farm to Market Road No. 1115, from which, a bent 1/2 inch iron rod found bears South 80° 53' 52" West 4.87 feet, for the southwest corner of this tract or parcel of land hereby intended to be described;

THENCE with the common line of said subject tract, and said Farm to Market Road No. 1115 as follows:

North 22° 37' 55" East 482.30 feet to a 5/8 inch iron rod set;

North 21° 29' 55" East 843.92 feet to the PLACE OF BEGINNING, as is shown on Gonzales First Shot Surveying Plat No. S21-057, dated March 9, 2021.

These Field Notes were prepared from a survey done on the ground and are true and correct to the best of my knowledge.



SETH M. FULLILOVE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6397

