

# Manufactured - Gonzales, TX



## Tbd County Rd 394, Gonzales, TX, 78629

Offered at \$1,250,000

Beautiful, well maintained ranch, just west of Old Moulton in eastern Gonzales County! The 5 acre lake is full of 5-10lb blue catfish that swim right up to the bank at feeding time! The lake is stocked with blue cats, channel cats, crappie, and bass! The owner has planted Cypress trees in the water for structure and habitat for the fish and waterfowl. The property is dotted with mature live oaks, post oaks, and pecans with some century oaks lining the creeks on each side of the property. The property is income producing with a hay and cattle lease in place. The ranch is perfect for agricultural production with improved grasses for horses or cattle. The creeks and draws provide perfect habitat for wildlife including deer, turkey, and wild hogs. The cabin is perfect for the weekend stays. There is also an outdoor man-cave with a kitchen and bath, laundry room; perfect for hosting BBQ's and parties. Three 30x60 barns. Come take a look at this ranch on a quiet county road!

3 Bedrooms

1 Bathrooms

1,044 sqft

104.65 acre (lot size)

Built: Unknown year



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