

210 Windwehen Rd

GONZALES, TX 78629 | MLS# 3154639

\$1,995,000

117 Acres



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Coldwell Banker United

Living Waters Ranch

210 Windwehen Rd
Gonzales, TX 78629

\$1,995,000
117 acres

Location

From I-10 or I-35, take Hwy 183 south to CR 232, Turn Right on CR 232. Go 2 miles, over bridge, turn left on Windwehen, turn left after pasture with pipe fencing.

Water

Living Waters Ranch has approximately 1 mile of waterfront on the San Marcos River. Suitable for kayaking, swimming, or fishing. Easy access to the river on sandy banks. 2 big wells, including an artesian well that pumps over 235 gallons per minute. Ask about quote for 2-3 acre pond on property.

Land

The land is largely level, with some sloping valleys. Great elevated flat area perfect for building. Pecan bottom leads to the river with over 100 mature, heavy pecan trees. Large portion east of the home fenced for grazing, with new pipe and wire fence.

Roads

CR 232 leading to the property is partially paved. Dirt roads have been cleared inside the property. There is a main gate off of Windwehen Rd.

Taxes

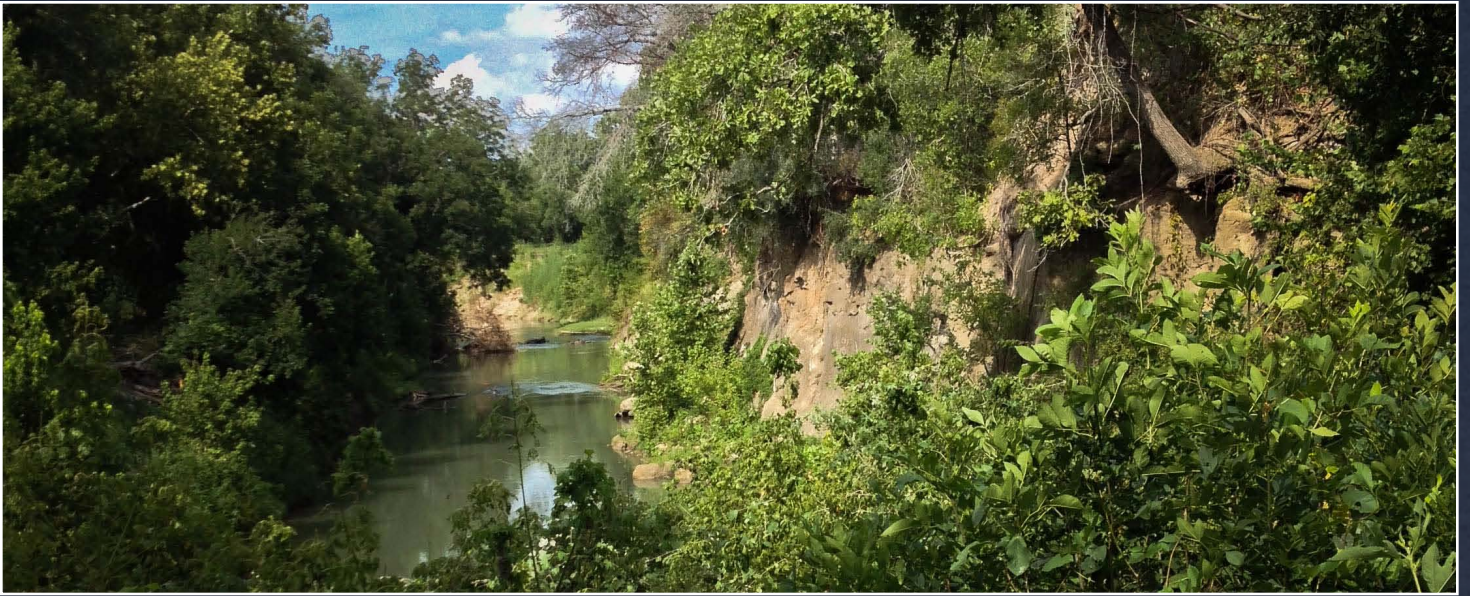
Taxes came out to approximately \$5,528 per year. There is a homestead and wildlife exemption in place.

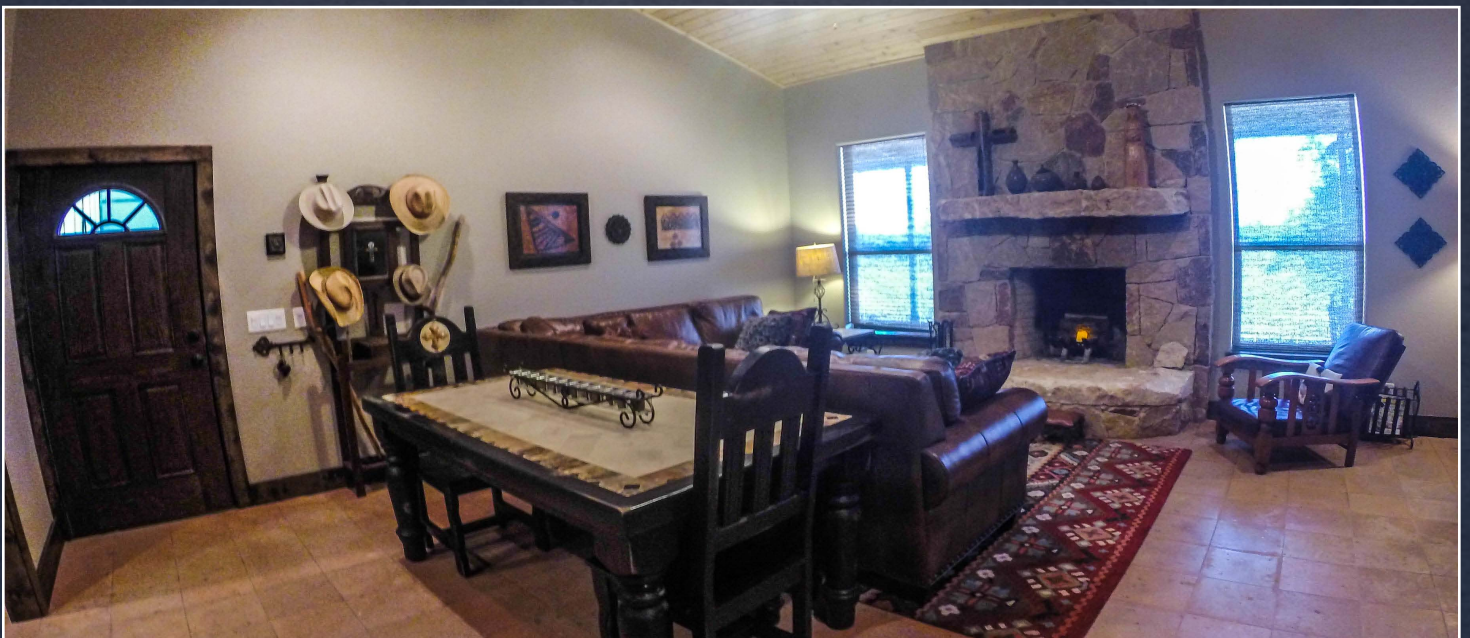
Luxury Barn

The energy efficient luxury barn features two living spaces— one luxury 2/2 apt, with cantera floors, travertine showers, and gourmet kitchen with granite counters throughout. Fireplace resides in main living. Adjacent 1500 sq ft living space with large weight room/office, and full kitchen and bath. State-of-the-art construction with insulated walls.

The barn portion features 7 oversized, insulated horse stalls. Stalls are 16x16. Tack room and feed room with A/C. Plenty of storage with concrete hay area and additional insulated storage area.

**All the makings of a first rate recreational ranch are here, perfect
for a permanent residence or equine facility.**







Hide Legend

Gate

Barn

House

Boundary

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