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## *Victorian Farmhouse With So Many Extras!*

Accessible from 3 different roads sits a Mini Ranch oasis on **31.669** acres surrounded by tall shade trees. The amazing amenities give this oasis a park like wildlife retreat feel. The Victorian house has a covered porch on the front and a screened porch on the back. The property additionally boasts a cabin and multi-purpose barn too! The Cabin has high ceilings and a 2 story stone fireplace. Nestled up in the shade of the oak trees is a unique tree fort complete with solid wood stairs and full deck to sneak away for a picnic in the trees. The children's 2-story German inspired playhouse is equipped with electricity for hours of play after dark. As if that wasn't enough—the party barn provides ample room for hosting family reunions or entertaining. The expansive patio has picnic tables for seating with an enclosed kitchen area to serve and prepare food for all the guests.



Six cattle guards separate this mini ranch into 3 pastures to keep all your cattle and livestock. Underground electric supplies the house, cabin, barn, fishing pier and even the children's playhouse! Lighting around the ranch lends security and ability to see the little animals scurrying around. As the sun sets you can choose from 5 fire pits to gather 'round and roast marshmallows or cook freshly caught fish from the pond.



## *Mini Ranch at 1049 Walnut St ~ New Ulm*



**2-story German inspired Children's playhouse is complete with electricity**



**Adventures await in the elevated tree fort tucked up in the trees**



**Five total fire pits allow everyone a chance to get warm and make s'mores**



**Pond with 13x24 decked fishing pier. Over 312 sq. ft. to spread out the tackle and fish**

**Driving Directions:** From Bellville go S on HWY 36. Turn RIGHT on FM 2429, go 3.5m. Turn RIGHT on FM 949, 3.52m. Turn RIGHT on FM 1094 and go 10.5m. FM 1094 becomes Bastrop Rd. GO .13 miles and turn LEFT onto Walnut St. Property is on the right.

## *Mini Ranch at 1049 Walnut St ~ New Ulm*



Aerial View of the Ranch



Front of Party Barn



Main Area of Barn



Roll up doors on Barn



Swing by the Dock and Pond



Aerial of Pond



Trails in the Woods Behind House

## Victorian Farmhouse ~ New Ulm



Cypress siding adorns the outside of this circa 1800's Victorian Farmhouse. The charm starts with the covered porch that is perfect for drinking coffee and enjoying the deer in the morning. Inside you will find a clawfoot tub in the master as well as nostalgic stained glass windows. Hearty, solid wood floors and wood walls attest to the durable construction of the house. There is a smaller room/nook that is waiting for a recliner to curl up in and read on a rainy day.

Monk #899	1049 Walnut St.	2+	1	New Ulm	\$710,000.00	
Address		Bedrooms		Baths	Town	Price
Property Type	Single - family	Carpet	N	Room Sizes	1st Floor	
Ext. Construction	Cypress Siding	Drapes	N	Living Rm.	14x15	
Lot Size	31.669 Acres	Range/Stove	Y	Baths	7x14	
School District	Columbus ISD	Fireplace	N	Kitchen	13x14	
Est. Taxes	\$4841.39	Dishwasher	N	Dining		
Year Built	Circa 1800's	Disposal	Y	Breakfast		
Sq. Footage in L/A	1050 sq. ft.	Microwave	N	Entry Hall		
Foundation	Pier and Beam	Refrigerator	Y	Bedroom #1	16x14	
Type Floors	Pine Wood	Storm Door/s	N	Bedroom #2	10x14	
Type Roof	Metal	Double Pane Win.	N	Study/nook	9x14	
Type Walls	Wood	Screens	Y	Bedroom #4		
Type A/C	Central	Fenced (Partial)	Y	TAX ID	R000001748	
Type Heat	Central	Public Sewer	Y	<b><u>Misc. Information:</u></b>  ◆ Additional 2/1 cabin on property ◆ Kids solid wood 2-story playhouse with electricity ◆ Solid wood elevated tree fort with roof and stairs to access ◆ Gazebo with swings ◆ Fishing Pond with 30x24 decked pier and electricity ◆ So many extras!		
Garage	No	Septic Tank	Y			
Patio/Deck	No	Public Water	Y			
Porch/s	Open front and screened in back	Water Well	Y			
Exclusions		Gas	N			
Restrictions	None	Satellite Dish	N			
MLS #	48462834	TV Antenna	N			
TXLS #	103269	Workshop	N			
Lands of Texas #	3910272	Paved City Street	Y			
				<i>* Specification accuracy is not guaranteed but approximated to the best of our knowledge.</i>		

# Quaint Cabin

Solid wood cabin on the outside as well as inside. The vaulted ceiling in the living room highlights a 2 story stone fireplace. Solid wood floors, doors and wooden blinds complete the feeling of being at a wilderness retreat. This cozy cabin is perfect for the family or friends to stay in when they come to visit your mini ranch.



Monk #899	1049 Walnut St.	2	1	New Ulm	\$710,000.00
	Address	Bedrooms	Baths	Town	Price
Property Type	Single - family	Carpet	N	Room Sizes	1st Floor
Ext. Construction	Cedar Siding	Blinds	Y	Living Rm.	30x23
Lot Size	31.669 Acres	Range/Stove	Y	Baths	7x7
School District	Columbus ISD	Fireplace	Y	Kitchen	10x12 incld. in LR
Est. Taxes	\$4841.39	Dishwasher	N	Dining	
Year Built	Modern	Disposal	Y	Porch	13x12
Sq. Footage in L/A	1008 sq. ft.	Microwave	Y	Entry Hall	
Foundation	Pier and Beam	Refrigerator	Y	Bedroom #1	12x7
Type Floors	Wood	Storm Door/s	N	Bedroom #2	12x7
Type Roof	Metal	Double Pane Win.	N	Bedroom #3	
Type Walls	Bead board	Screens	Y	Bedroom #4	
Type A/C	Central	Fenced (Partial)	Y	TAX ID	R000001748
Type Heat	Central	Public Sewer	Y	<b>Misc. Information:</b> <ul style="list-style-type: none"> <li>♦ Stone fireplace</li> <li>♦ Solid Wood Doors</li> <li>♦ Wooden Blinds</li> <li>♦ Property has plenty of room to entertain and accommodate friends and family</li> <li>♦ 9x12 Storage Building</li> <li>♦ Fire pits</li> </ul> <p><small>* Specification accuracy is not guaranteed but approximated to the best of our knowledge.</small></p>	
Garage	No	Septic Tank	Y		
Patio/Deck	No	Public Water	Y		
Porch/s	Covered front, screened back	Water Well	Y		
Exclusions		Gas	N		
Restrictions	None	Satellite Dish	N		
MLS #	48462834	TV Antenna	N		
TXLS #	103269	Workshop	N		
Land of Texas #	3910272	Paved City Street	Y		

## Must-see Barn To Entertain



Get the invitations ready for your friends to join you for a housewarming party back at the barn. This multi-purpose barn has over 5,538 sq ft for all kinds of activities. There are swings under the eaves to watch the festivities from. The kitchenette area is big enough to prepare the food and is screened in to protect from bugs. Your guests will enjoy Cowgirl and Cowboy restrooms.

On the outdoor patio sit ample picnic tables sit to enjoy a lunch under the tall trees. Extensive built in storage will keep all your toys and valuables protected from the weather.

Monk #899	1049 Walnut St.	Party Barn			New Ulm	\$710,000.00
Address					Town	Price
Property Type	Single - family	Carpet	N	Room Sizes	Barn	Sq. Ft.
Ext. Construction	Steel	Drapes	N	Main Barn	30x42	1260 sq. ft.
Lot Size	31.669 Acres	Range/Stove	Y	Patio		972 sq. ft.
School District	Columbus ISD	Fireplace	N	Kitchenette	16x36	576 sq. ft.
Est. Taxes	\$4841.39	Dishwasher	N	Workshop	Irregular	1980 sq. ft.
Year Built	1999	Disposal	N	Garage	24x30	750 sq. ft.
Sq. Footage—Barn	Main: 1260 sq ft / add'tl. 4278 sq.	Microwave	N			
Foundation	Slab	Refrigerator	Y			
Type Floors	Concrete	Storm Door/s	N	Fishing Pier	13x24, 312 sq. ft.	
Type Roof	Metal	Double Pane Win.	N			
Type Walls	Steel	Screens	Y			
Type A/C	Central	Fenced (Partial)	Y	TAX ID	R000001748	
Type Heat	Central	Public Sewer	Y	<b>Misc. Information:</b> <ul style="list-style-type: none"><li>◆ Extensive built in storage</li><li>◆ Swings Aplenty</li><li>◆ Outdoor patio with wooden picnic tables</li><li>◆ Cowgirl and Cowboy Baths</li><li>◆ 3 Roll up doors</li><li>◆ Screened in food serving area</li><li>◆ Workshop has electricity and 2 roll up doors with workbench</li></ul> <small>* Specification accuracy is not guaranteed but approximated to the best of our knowledge.</small>		
Garage	No	Septic Tank	Y			
Patio/Deck	No	Public Water	Y			
Porch/s	Front Open Porch	Water Well	Y			
Exclusions		Gas	N			
Restrictions	None	Satellite Dish	N			
MLS #	48462834	TV Antenna	N			
TXLS #	103269	Workshop	Y			
Land of Texas #	3910272	Paved City Street	Y			

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Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

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Sources: ERI, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

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899 - 1049 Walnut Dr, New Ulm  
Austin, Texas, 31.669 AC +/-



- Barn
- House
- Pier
- Road / Trail
- Boundary

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