



HARWOOD HIDEAWAY

15234 US HWY 90 W Harwood, TX

24 Acres | \$359,950



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John Melnar

Partner & Broker

john@grandland.com

(512) 497-8284

PROPERTY DESCRIPTION

A gorgeous tract that could serve as a weekend getaway or a homestead. Rolling topography with a good balance of mature trees and open pasture, a wet weather creek, and a convenient location all combine to make this a highly desirable property. Come build a home, raise a family, or just enjoy being outdoors.

Starting on the western boundary at 420', the property has a gentle slope down to the wet weather creek that meanders along the eastern boundary at 380'. The property is approximately 60% open pasture and 40% closed canopy woodland. The woodland surrounds the pasture giving it seclusion and a visual barrier from Hwy 90 with multiple potential building sites. The plant diversity is tremendous, with many mature tree species and other flora. The grass and forb layer includes many native species. A small portion of the property along the eastern boundary lies within the floodplain. This tract is to be subdivided out of a 37+/- acre tract. The remainder of which will be available in the future; ask broker for more details.

There is approximately 1120' of frontage along Hwy 90. An electric meter is located along the western boundary and is serviced by GVEC. A water well will be necessary. The adjoining property has a 240' deep water well.

Most of the needs of a rural landowner can be found less than 10 minutes away in Luling. All other major retailers can be found in less than an hour in San Marcos or Austin.

Surface sale only. The property is currently qualified under the agricultural tax valuation.



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SCAN HERE TO VIEW MORE OF
THE HARWOOD HIDEAWAY

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TREES

- Live Oak
- Post Oak
- Blackjack Oak
- Mesquite
- Eastern Red Cedar
- American Elm
- Cedar Elm
- Hackberry

GRASSES

- Texas Wintergrass
- Little Bluestem
- Rescuegrass
- Dewberry
- Virginia Wildrye

SHRUBS

- Green Briar
- Mustang Grape
- Texas Persimmon
- Texas Croton
- Antelope Horn
- Tickle Tongue
- Agarita

WILDFLOWERS

- Bluebonnets
- White Bluebonnets
- Texas Paintbrush
- Texas Groundsel
- Drummonds Phlox

WATER

Well needed
Nearby well depth is
240' deep.

UTILITIES

Electric Meter,
serviced by GVEC



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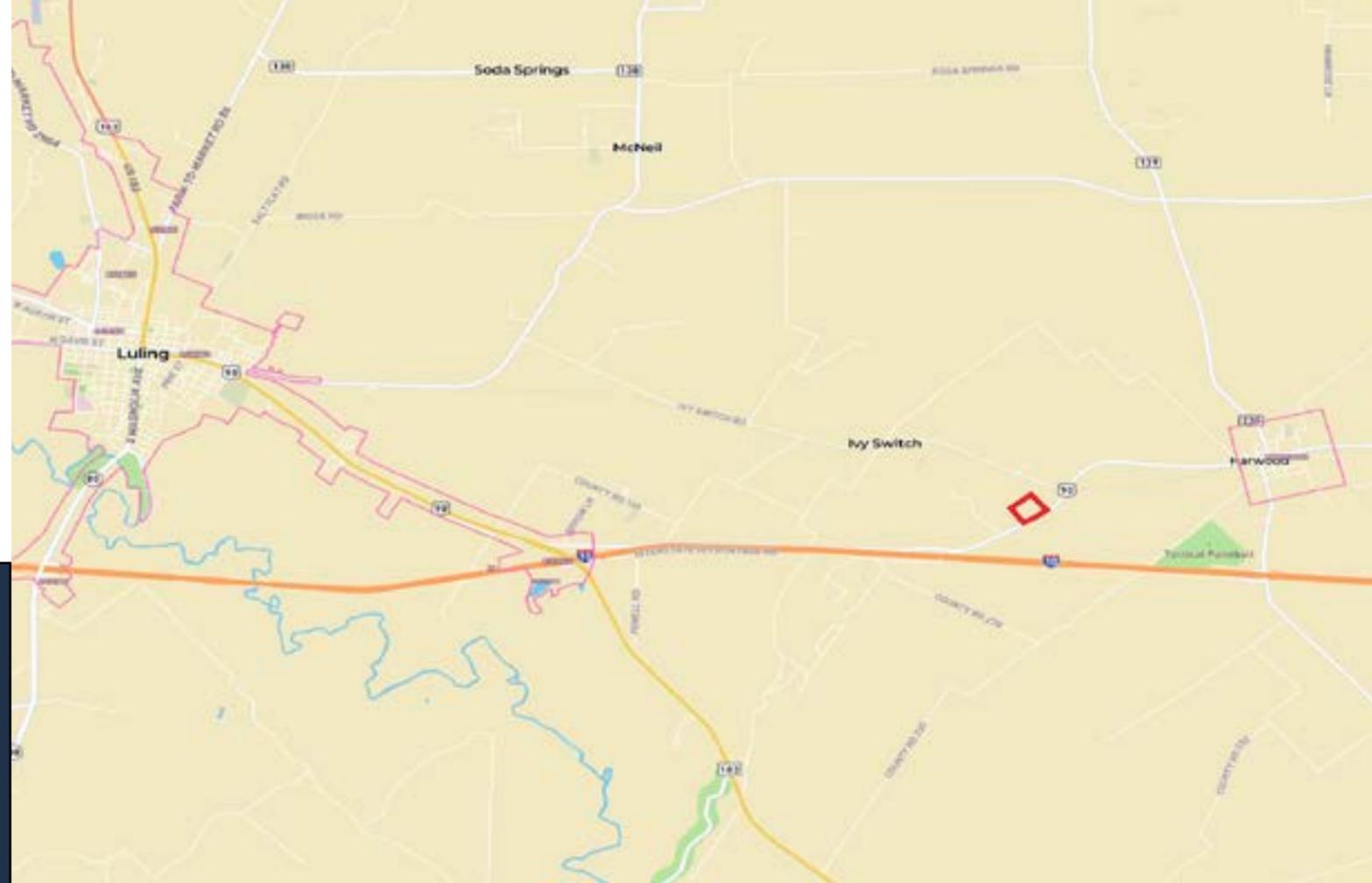
LOCATION

Gonzales County

7.5 miles to Luling, 22 miles to Lockhart, 32 miles to San Marcos, 55 miles to downtown Austin, 65 miles to downtown San Antonio, and 48 miles to Austin Bergstrom International Airport

DIRECTIONS

From Luling, take Hwy 183 South, turn left on Hwy 90, go 3.8 miles. Property will be on left. From I-10 East, take exit 627, turn right on FM 794 towards Harwood, go 1.0 miles, turn left on Hwy 90, proceed 2 miles, property will be on right.



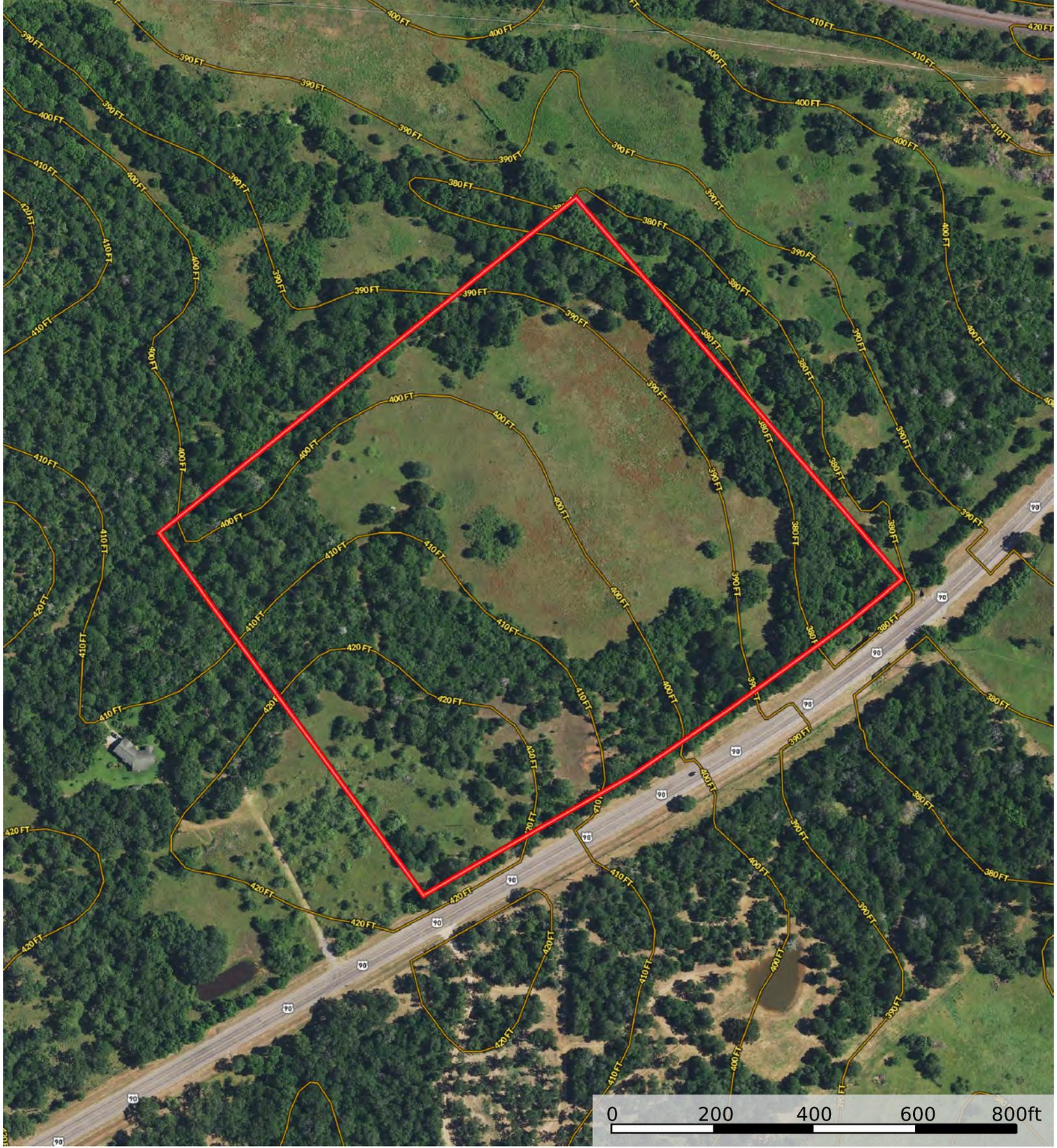
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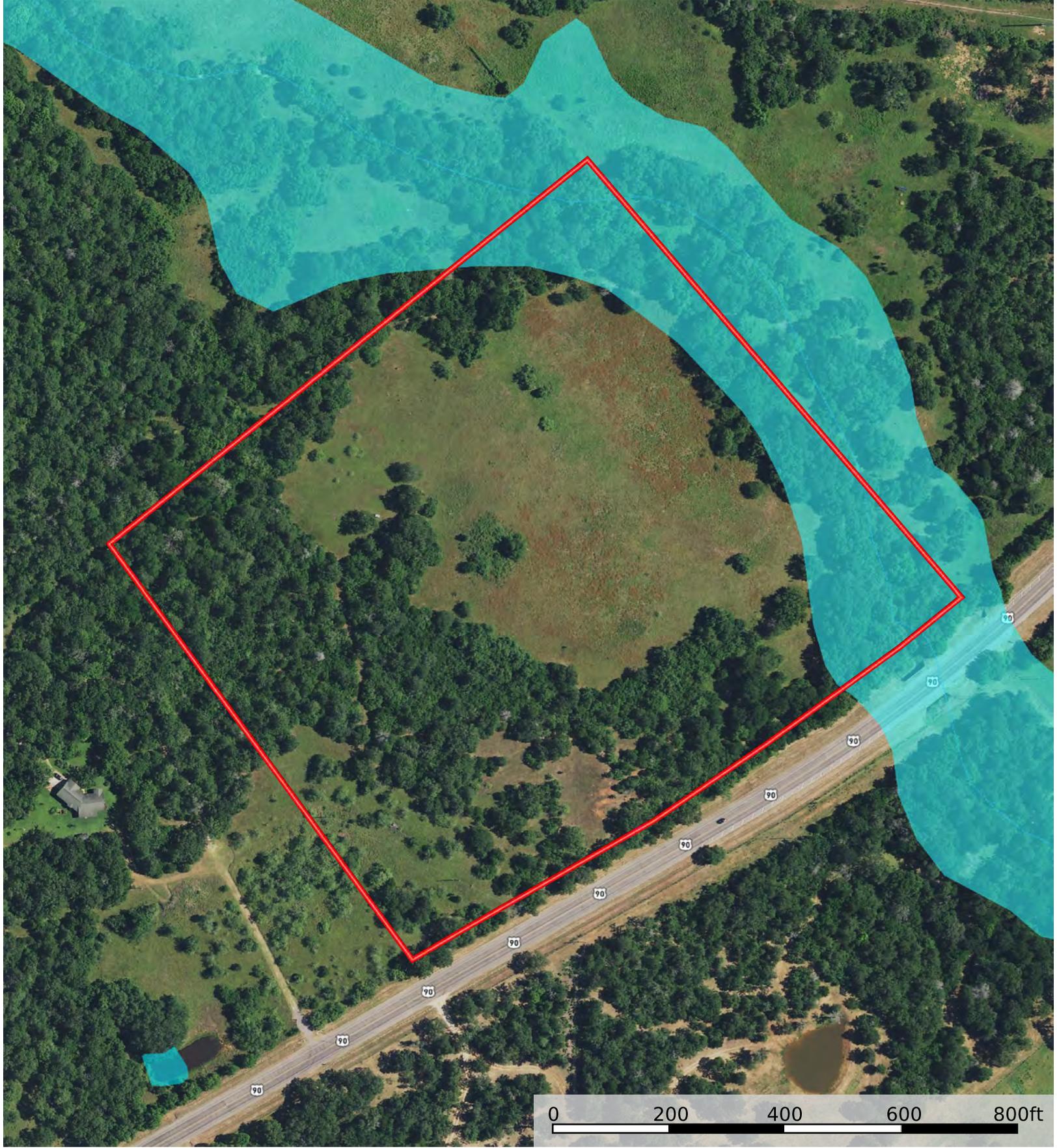
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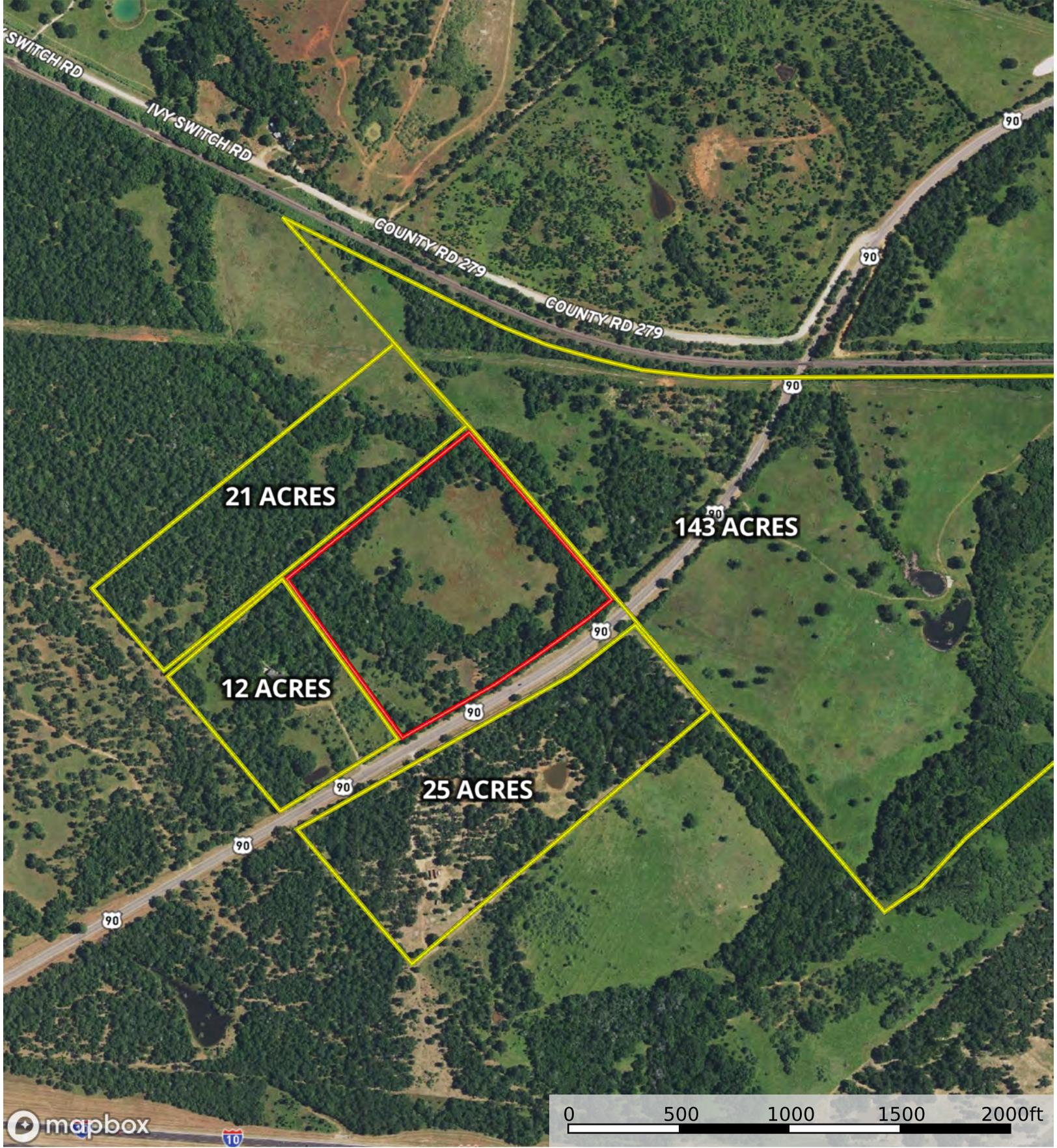
Boundary



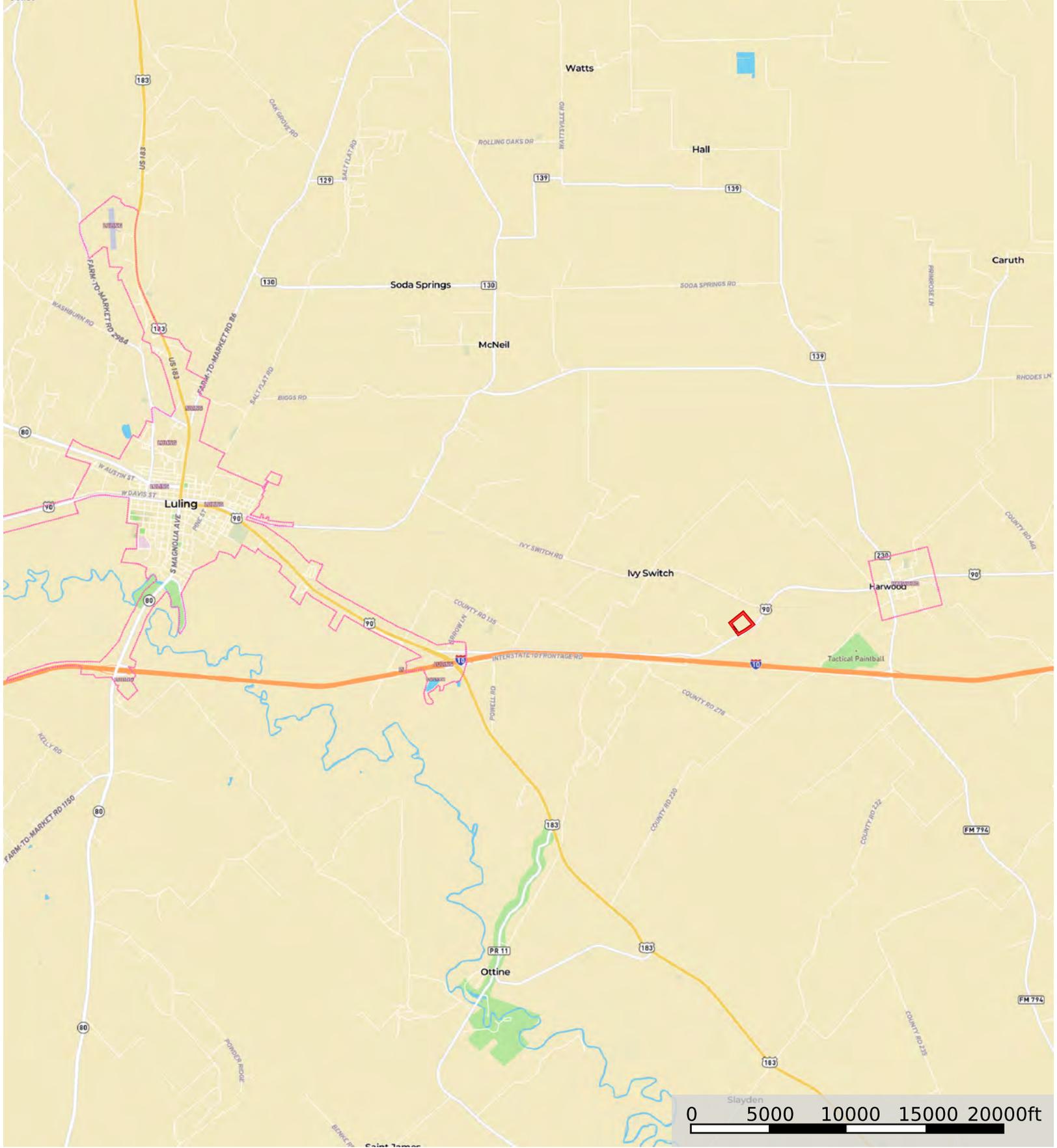
Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



Boundary Boundary 1



Boundary