

Circle Oaks Ranch

95± acres | \$2,900,000 | Goliad, Texas | Goliad County



Chas. S. Middleton
— AND SON —

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Circle Oaks Ranch

Privately set on 95± acres north of historic Goliad, Texas, this exceptional South Texas ranch offers a rare combination of luxury living, thoughtful improvements, equestrian functionality, and natural beauty. Ideally located between Highway 77 and F.M. 119, the property enjoys a quiet and secluded setting while remaining highly accessible, located just 10 miles north of Goliad, 35 miles from Victoria, and approximately 70 miles from the coastal destination of Port Aransas.

A secure automatic gated entrance opens to a paved drive, creating an elegant arrival experience as it winds toward the ranch headquarters. The landscape is defined by impressive live oak trees, manicured grounds, scattered pastures, and lush coastal Bermuda grass, offering both scenic appeal and practical grazing utility. The setting is peaceful, private, and beautifully maintained, with mature oaks providing shade, character, and a timeless South Texas atmosphere throughout the ranch.





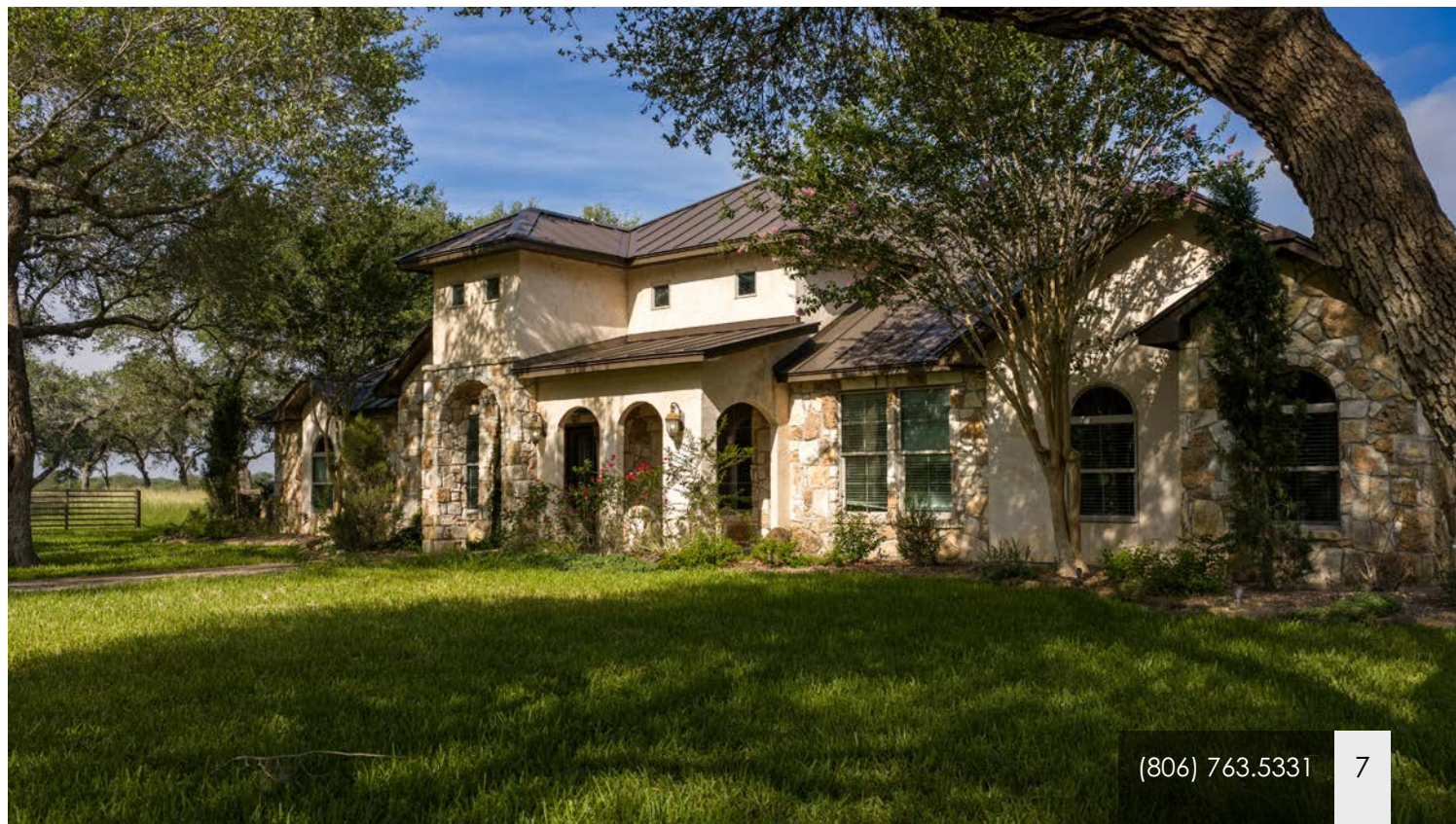


Improvements

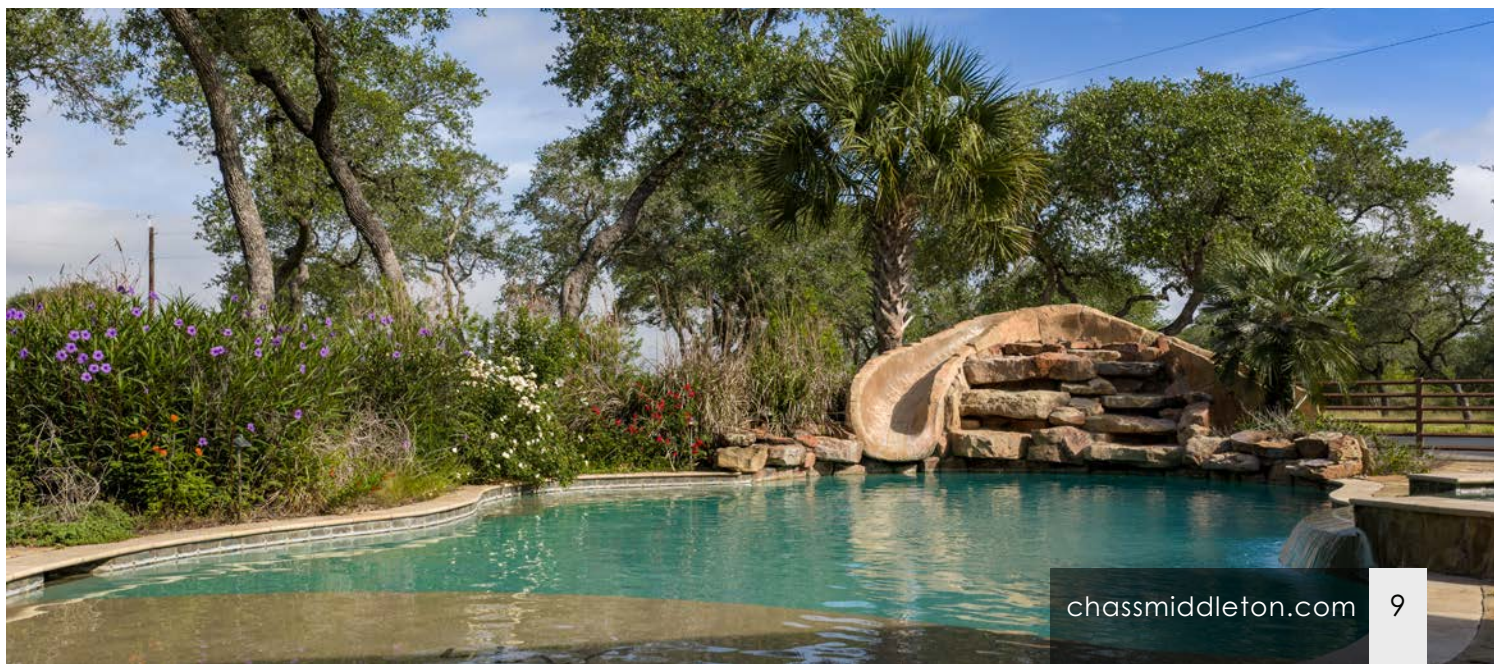
At the heart of the property is a beautiful 4-bedroom, 3-bath rock and stucco residence encompassing approximately 3,000 square feet. Designed for both comfort and entertaining, the home features inviting living spaces, fresh interior paint, and a well-appointed kitchen with granite countertops and stainless steel appliances. The residence blends refined finishes with relaxed ranch living, creating an ideal full-time home, weekend retreat, or private family getaway.

The outdoor living amenities elevate the property into a true resort-style retreat. A sparkling pool with slide serves as the centerpiece of the backyard, complemented by two outdoor cooking and entertainment areas that are perfectly suited for hosting family, guests, and gatherings. An irrigation system around the home, supported by two water wells, helps maintain the beautifully landscaped grounds and enhances the polished presentation of the headquarters.













Working Improvements

For the equestrian and ranching enthusiast, the improvements are extensive and turnkey. A substantial 70' x 75' horse barn includes five stalls and small living quarters, offering convenience for guests, staff, or extended ranch use. Additional working improvements include a 30' x 40' metal shop with roll-up doors, a 150' x 250' arena, dog kennels with room for five dogs, a small set of livestock working pens, and excellent perimeter and cross fencing. An irrigation pivot with pond provides coverage for approximately 17 acres, further supporting the ranch's agricultural and livestock capabilities.



















Wildlife • Recreation

The property also offers strong recreational appeal, with whitetail deer, bobwhite quail, and other native wildlife frequenting the ranch. Two deer feeders and one protein feeder are already in place, adding to the turnkey nature of the property for those who enjoy wildlife watching or sporting pursuits.





Price

\$2,900,000

Remarks

Beautifully improved, highly functional, and ready for immediate enjoyment, this ranch presents an outstanding opportunity to own a private South Texas estate where luxury, land, and lifestyle converge. With its elegant residence, resort-style amenities, equestrian facilities, quality ranch infrastructure, and oak-studded setting, the property is ready for horses, dogs, cattle, family, and guests from day one.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.







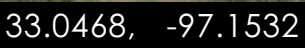
San Antonio

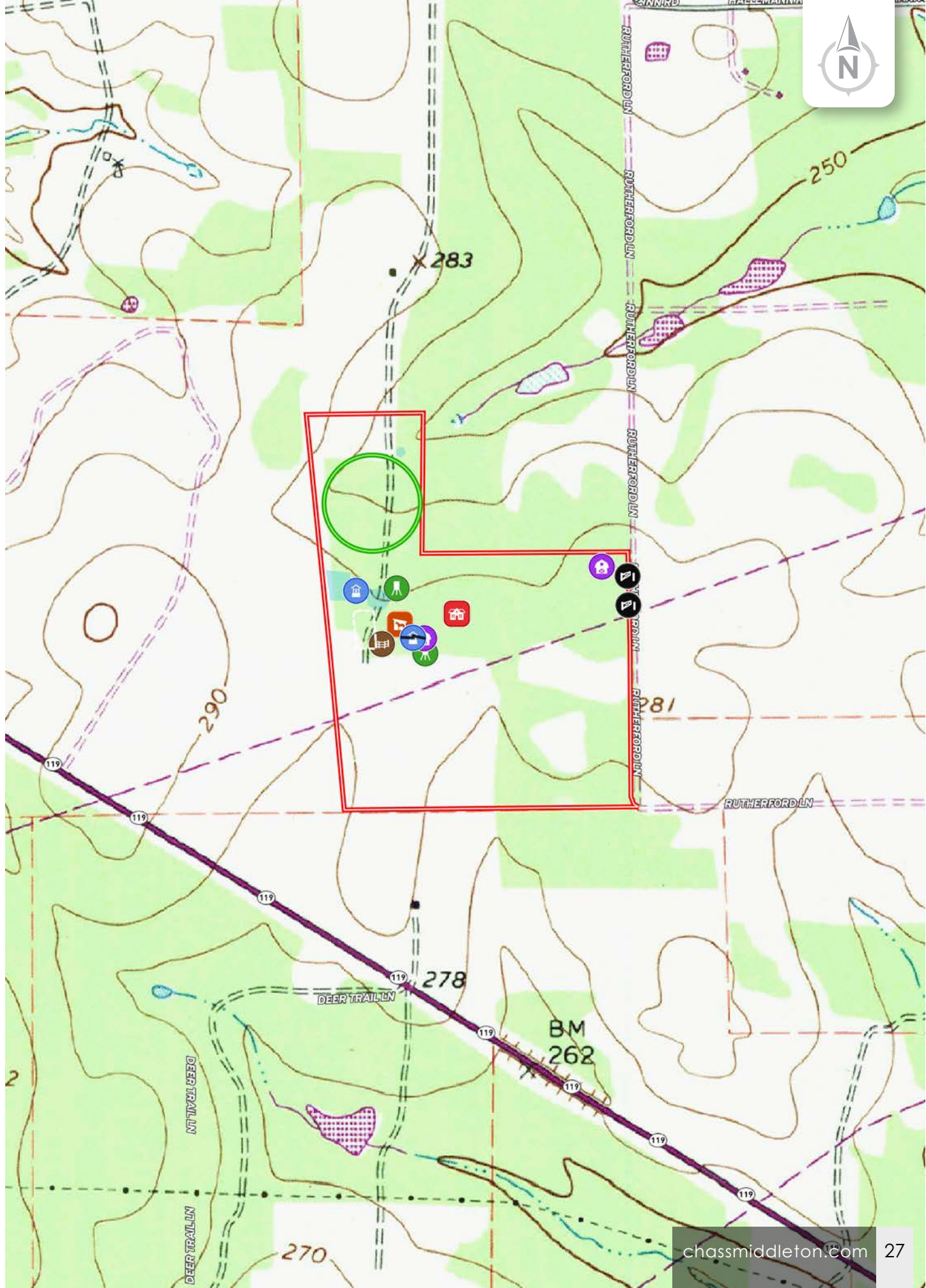
Circle Oaks Ranch

Victoria

Goliad

Corpus Christi





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