

Public Report

1302 CR 232 Cr 232

LP:\$1,900,000



MLS #: 1567953 **Address:** 1302 CR 232 Cr 232 **Status:** Zip: 78629 **New** **Class:** FR **LP:** \$1,900,000

Area: 3100 **Inst/Dir:** Gonzalez I S D **Sch Dist:** Gonzales
Grid: **Subdivision (Legal Name):** **Elem:** Gonzales
City: Gonzales **County:** Gonzales **Constr:** **Middle:** Gonzales
Description: Waterfront **High:** Gonzales
Currently Leased: **Lease Expiration:**

Living Room 30X24	Level 1	Master Bedroom 15X17	Level 1	BR: 5	FBaths: 4	HBaths: 0
Dining Room 15X14	1	Master Bath 11X8	1	Year Built: 1983	Recent Rehab:	AdSf: 4105
Family Room 27X25	1	Bedroom 2 13X12	1	Property Description	If Leased	Acres
Kitchen 12X14	1	Bedroom 3 12X11	1	Total Acres: 89.94	Grazing \$/Acre:	# Cultivated:
Breakfast ---		Bedroom 4 13X12	1	Price/Acre: \$21,125	Hunting \$/Acre:	# Irrigated:
Utility 9X11	1	Bedroom 5 13X12	1	Value/Impr: 39420	Mineral \$/Acre:	# Pasture:
Entry Room ---				MinrIs Owned by Seller: 100		# Level:
Study/Office 11X12	1			Minerals to Convey: 0		# Rolling:
						# Hilly:

Other Rooms: Game Room (26 X 25, Level 1);

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout
 Basement, B-Basement, U-Unknown

Shallow Water: 2+ Wells, Other **Mineral Rts:** Negotiable
Irrig Wells: Other **Curr Status:**
Amenities:
Util Available: Electric, Water System, Cable TV, HSINT
Util On Site: Electric, Water on Site, Cable TV, Other
Proposed Terms: Cash, Conventional, FHA
Green: Features - none / Certification - none / Energy Efficiency - none

The ranch offers a full range of possibilities and is currently a cattle ranch and horse property. The Ranch offers 9 stalls in one barn with an additional 6 stalls in the shop barn, a covered round pen, loafing shed with pens with a foreman's living quarters (Manufactured Home), and 1250 Feet of The San Marcos River This 89 plus acre property includes a 5 bedroom 4 bath house with 4105 feet of living space and 3 car garage. The house offers a courtyard for entertaining and enjoying the cool breeze and fabulous sunsets overlooking the green pastures. The property has 995 ft water well and a Co-Op water system. There are coastal Bermuda fields, cross-fenced pastures, and barns that offer cover for your farm equipment. Relax in the mornings or evenings overlooking the spectacular 3 tanks with great fishing.

List Office: Encina Properties **Total Tax:** \$8,555.40
Contingent Info: **Owner LREA/LREB:** No **Sold Price:**
Contract Date: **Closing Date:** **Price per SQFT:** \$462.85

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2021 by SAN ANTONIO BOARD OF REALTORS***

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