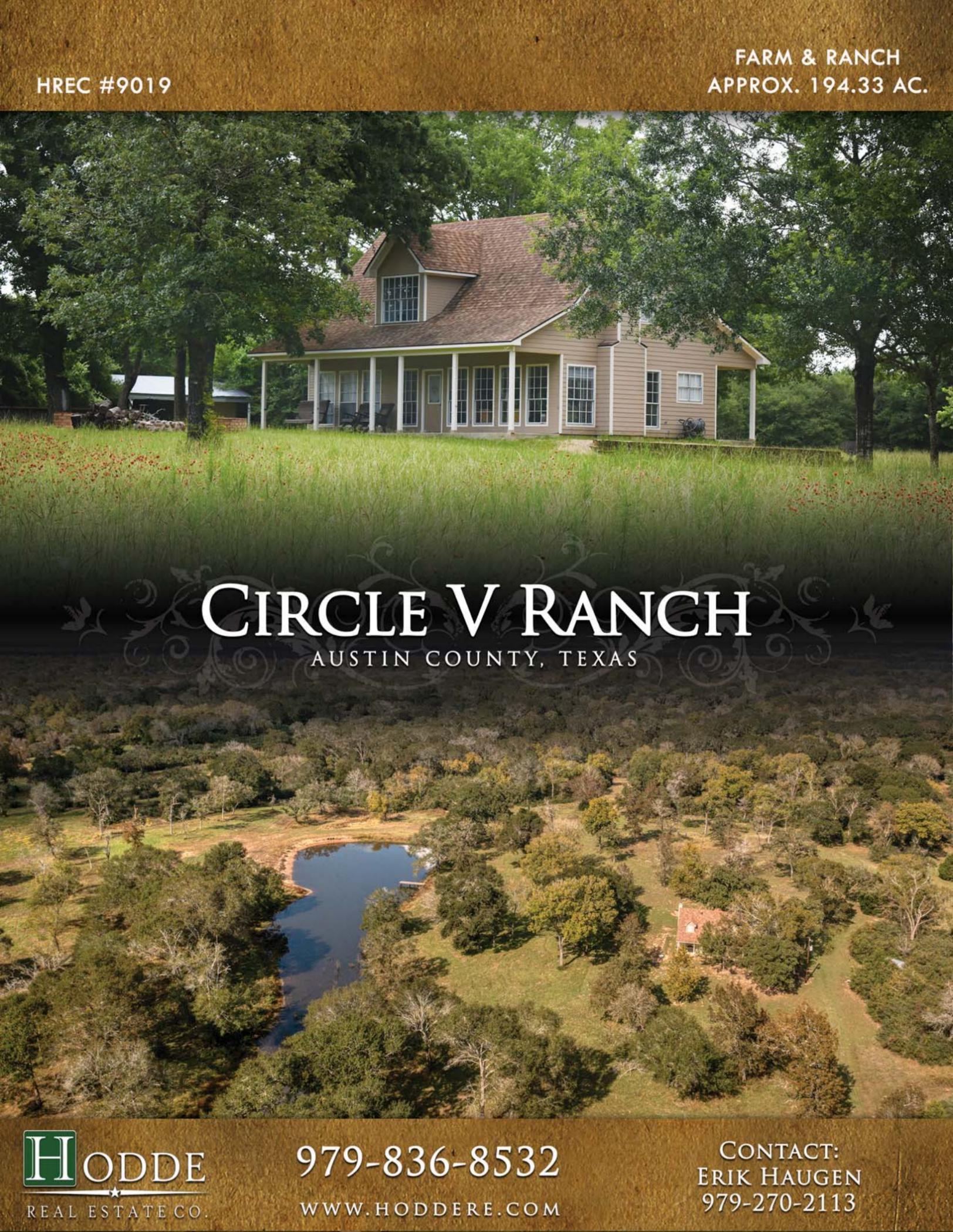


HREC #9019

FARM & RANCH
APPROX. 194.33 AC.



CIRCLE V RANCH
AUSTIN COUNTY, TEXAS

HODDE
REAL ESTATE CO.

979-836-8532
WWW.HODDERE.COM

CONTACT:
ERIK HAUGEN
979-270-2113

CIRCLE V RANCH

Near the charming community of Bellville, just minutes from Millheim and Cat Spring, you will find the Circle V Ranch, a spectacular ±194.33 acre retreat in beautiful Austin County, Texas. As you enter the property through the impressive custom gate and travel up to the home, you will immediately feel the serenity that this nature-filled hideaway has to offer. The improvements include a ±1,688 sq. ft. 3/2 home with living room, breakfast area, kitchen, master bedroom and bath (downstairs); two bedrooms and one bath (upstairs); with covered spacious porches off the front and back of the house. A carport, barn, and a handy workshop round out the improvements. Of note: there is another gorgeous hill-top building site that overlooks the main pond. All improvements are on the upper tier of the property overlooking the lush area in the flood-zone that essentially produces a wildlife sanctuary. The property is ag. exempt. (wildlife), has native grasses, mostly sandy soil, and a nice combination of open meadows and heavy woods. The variety of trees include Pecan, Hickory, Cedar, numerous species of Oak, Sycamore, Cottonwood, Walnut, Yaupon, and other native brush are sprinkled throughout. With all the trees, each season is truly unique. A multi-tiered pond system (three total) and two live creeks (Pin Oak Creek and Sandy Creek) add to the attractiveness of the land. The numerous trails throughout the ranch make the property feel much larger. Wildlife, including deer, hogs, bobcat, ducks, migratory birds, and various other critters add to the allure of the area. Whether you are looking for your own incredible horse trails, a spectacular spot to hunt and fish, a convenient location to have large family/friend gatherings, a place to take nature walks, or just a secluded retreat to get away from it all, this property is sure to impress.

ASKING PRICE: \$3,295,000 **REDUCED: 2,795,000**

🌿 CAT SPRING AREA
AUSTIN COUNTY, TEXAS

🌿 AUSTIN COUNTY
🌿 BELLVILLE ISD
🌿 APPROX. 194.33 ACRES

🌿 EST. TAXES: \$2,736 (PER WCAD WITH EXEMPTION)
🌿 MINERALS: NONE
🌿 RESTRICTIONS: NONE

🌿 GRAVEL-COUNTY ROAD FRONTAGE
🌿 EASEMENTS: AS OF RECORD
🌿 WILDLIFE TAX EXEMPTION



HOME



CAT SPRING AREA
AUSTIN COUNTY, TEXAS

❖ SQUARE FOOTAGE: APPROX. 1,688 SF
(PER WCAD)
❖ YEAR BUILT: 1993
❖ EXTERIOR OF HOME: COMPOSITE

❖ ROOF: COMPOSITION
❖ FOUNDATION: SLAB
❖ SEWER: SEPTIC SYSTEM

❖ WATER SUPPLY: WATER WELL
❖ EXCLUSIONS: NONE
❖ PORCH: ±593 SF

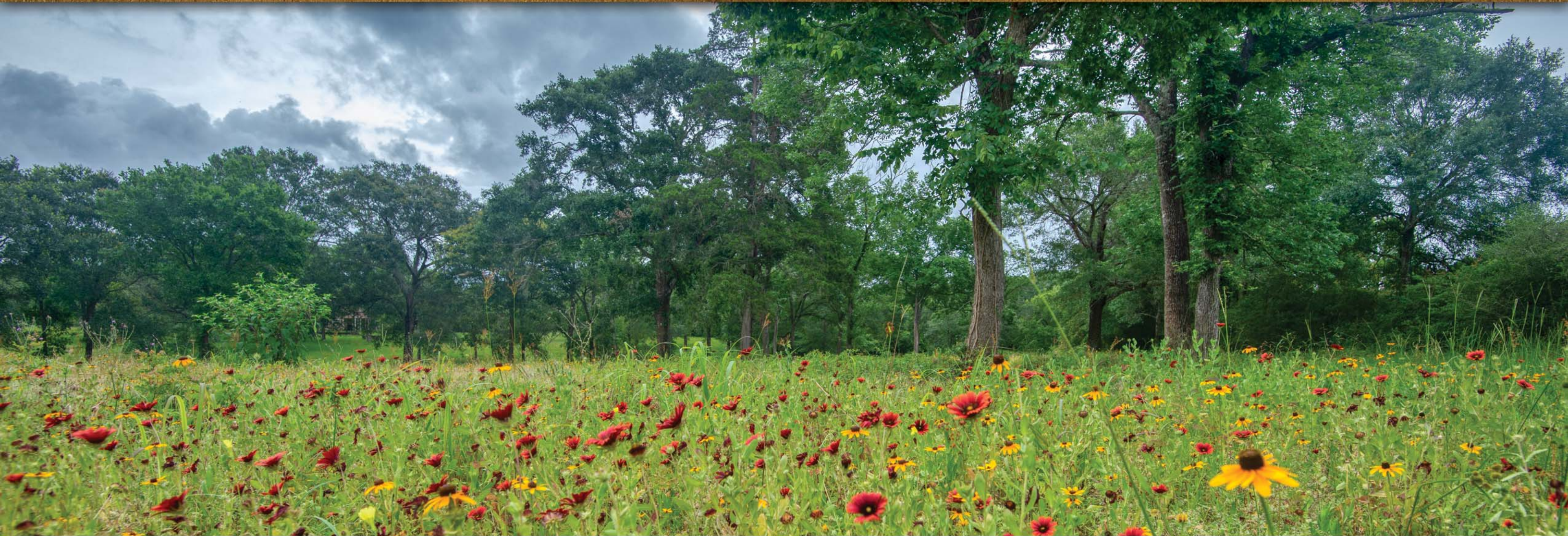
TRAILS/CREEKS



THREE PONDS



ADDITIONAL PHOTOS



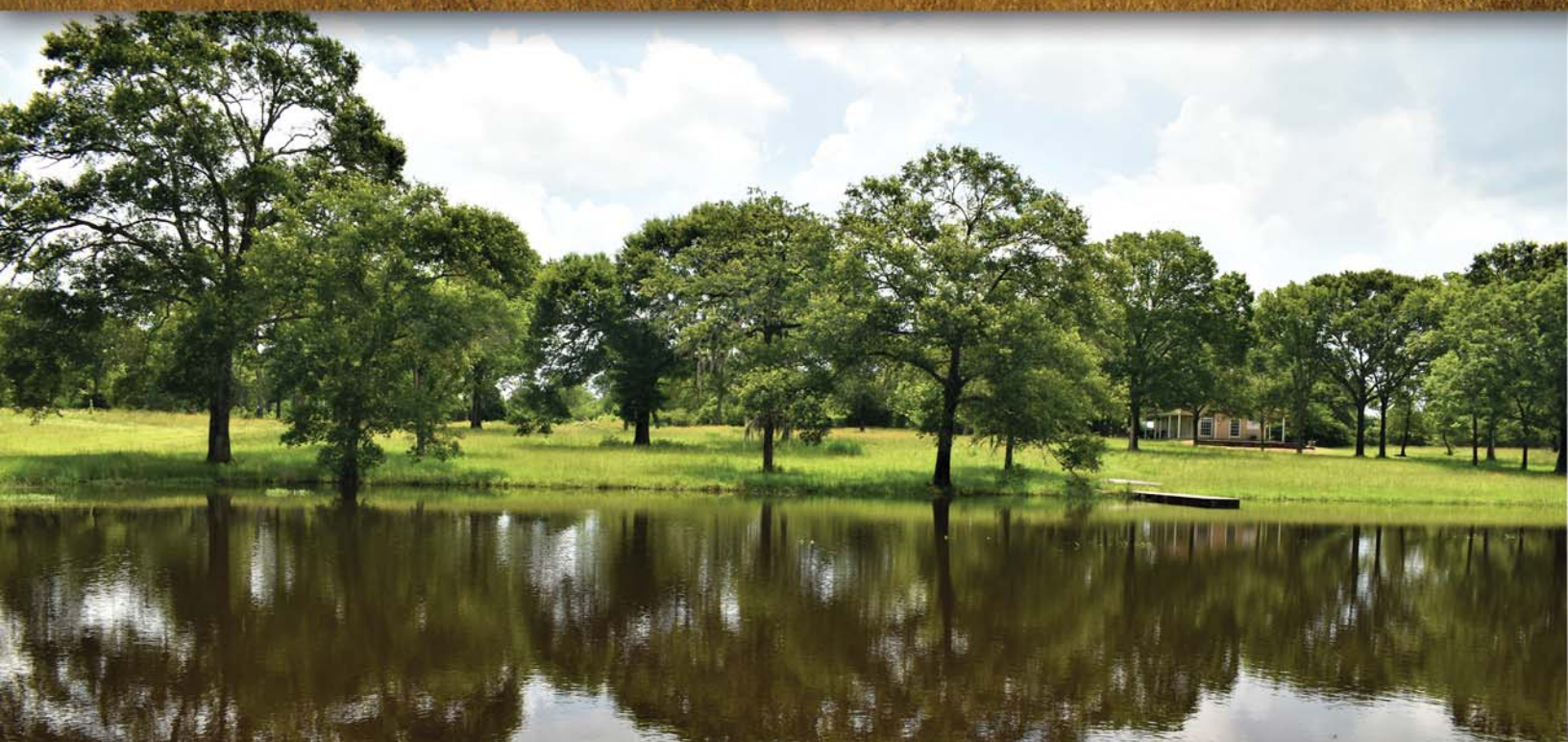
AERIAL LAYOUT

Note:

The information contained herein are estimates. This is not a professional survey plat. Use for graphical orientation only. Acreage and measurements are subject to change. This product is for informational purposes and may not have 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 property boundaries.

8626 palm road, bellville, tx 78105

PALM RD.



The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

