

EATWELL RIVER FARM



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Eatwell River Farm is located in the beautiful Oak-Prairie district of South Texas in Gonzales and DeWitt Counties. Adjacent to the greater Austin-San Antonio area, its rolling hills, open fields, thoughtful improvements, pecan orchard and almost 2 miles of the Guadalupe River provide a richly diverse opportunity.



796± Acres

Gonzales & DeWitt Counties

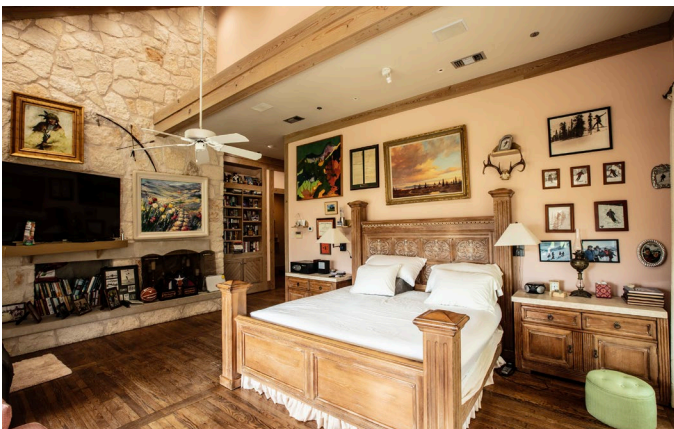


796± Acres
Gonzales & DeWitt Counties



IMPROVEMENTS

Eatwell River Farm is a thoughtfully improved property with a privately fenced main house including a guest wing, pool, and hot tub, along with five additional architecturally coordinating guest houses, making it ideal for a primary residence or weekend retreat with the capability to entertain a large group.



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IMPROVEMENTS CONTINUED

MAIN HOUSE:

- 7,300 square foot 3-bedroom, 3.5-bathroom Main House
- 2,300 square foot Covered Porches + 930 square foot Outdoor Kitchen
- 4,100 square foot 3-Car Garage & Upstairs/Downstairs Apartment

Situated on the top of a hill, the main house provides a welcoming centralized living and entertainment area with expansive views of the property. With ample natural light, inviting gourmet kitchen, large screened-in porch, open concept living areas, primary bedroom downstairs, ample storage space, lofted office, a game room, and commercial walk-in refrigerator and freezer, entertaining and comfortable living are at its finest. Connected through a breezeway is the outdoor kitchen and guest wing. The guest wing consists of two pool half baths, an upstairs apartment with 2-bedrooms, 2-bathrooms, and a downstairs mother-in-law suite with 2-bedrooms, 1-bathroom, kitchen and living area. The beautifully rocked pool and hot-tub area is surrounded by gardening beds, shade trees, and ample seating areas, cohesively completing the enclosed main compound.

ADDITIONAL IMPROVEMENTS:

- 9,000 square foot equipment barn
- Greenhouse
- Four additional rocked guest houses (1,100-1,300 square feet)
- Low fencing perimeter with cross fencing in place for livestock rotation



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WATER

There is an abundance of water on this ranch with the highlight being 1.8± miles of Guadalupe River frontage. The river provides recreational opportunities such as kayaking and fishing. There are three ponds on the property and a total of six water wells with the largest being an irrigation well that is believed to have the ability to produce 450 GPM. There is an impressive rain catch system with 13 connected storage tanks which is used to irrigate the yard.

VEGETATION/TERRAIN

This ranch has a good mixture of open lush pasture land ideal for grazing livestock and areas of cover providing refuge for wildlife. There are impressively large Live Oak trees scattered throughout this property and portions of the river are lined with towering native Pecan trees. A 9± acre pecan orchard sits just below the main house and located within the main compound is a green house and high fenced garden. The terrain is rolling with the main house sitting at the highest elevation providing beautiful views of the Guadalupe River bottom.



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WILDLIFE

This lush river bottom land is loaded with native wildlife which includes whitetail deer, dove, turkeys, wild hogs and varmints. The river provides fishing opportunities for bass, catfish, perch and also is home to migrating waterfowl during the fall and winter months.

TAXES

Ag Exempt.

MINERALS

Surface sale only. There are two pad sites located on the perimeter of the property.

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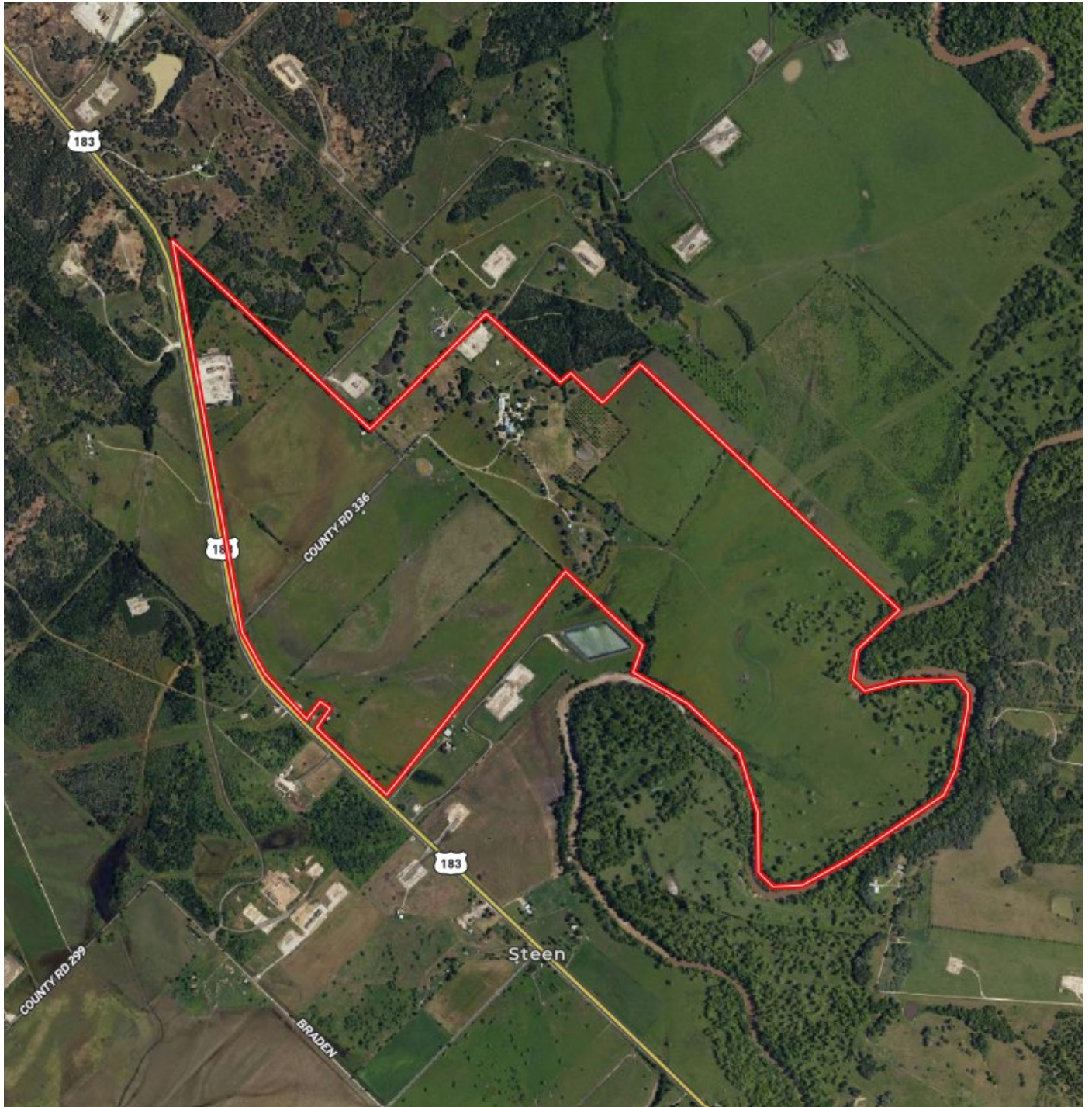
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MAP

[Click here to view map](#)



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**796± ACRES GONZALES & DEWITT COUNTIES
559 COUNTY ROAD 336
GONZALES, TEXAS**

There is 1.4± miles of Hwy 183 frontage and the access to the main house is via CR 336. The property is located 14± miles S of Gonzales, 12± miles W of Yoakum, 75± miles S of Austin, 85± miles E of San Antonio, 120± miles N of Corpus Christi and 135± miles W of Houston.

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PROPERTY WEBSITE

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