

# EATWELL FARM



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

This 95± acre parcel offering of Eatwell Farm is located in the beautiful Oak-Prairie district of South Texas in Gonzales County. Conveniently located between Austin, San Antonio and Houston, its rolling hills, open fields, huge oak trees, pecan orchard and thoughtful improvements provide a richly diverse opportunity.

## IMPROVEMENTS

The privately fenced main house includes a guest wing, pool, and hot tub, along with two additional architecturally coordinating guest houses, making it ideal for a primary residence or weekend retreat with the capability to entertain a large group.

### 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 Apartments

**95± Acres**

**Gonzales County**

# IMPROVEMENTS CONTINUED

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:

- Two additional rocked guest houses (1,100-1,200± SF)
- 9,000± square foot equipment barn
- 3,500± square foot covered pavilion
- Greenhouse
- Covered horse stall with attached tack room



*95± Acres  
Gonzales County*



## WATER

There are two ponds on the property and a total of three 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 property consists of lush pastureland with scattered century Oak 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.



**95± Acres**  
**Gonzales County**



*95± Acres  
Gonzales County*



## **WILDLIFE**

The property has native wildlife which includes whitetail deer, dove, turkeys, wild hogs and varmints.

## **TAXES**

Ag exempt.

## **MINERALS**

Surface sale only. There is one active pad sites located on the northern perimeter of the property.



***95± Acres***  
***Gonzales County***

# MAP

[Click here to view map](#)



*95± Acres*  
*Gonzales County*



**95± ACRES GONZALES COUNTY  
559 COUNTY ROAD 336  
GONZALES, TEXAS 78629**

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.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

**PROPERTY WEBSITE**

[Click here to view website](#)

**Robert Dullnig**  
Broker Associate of Dullnig Ranches

dullnigranches.com  
Phone: 210.213.9700  
Email: dullnigranches@gmail.com

6606 N. New Braunfels  
San Antonio, Texas 78209

**DR**

**DULLNIG**  
RANCH SALES

 Kuper | Sotheby's  
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.