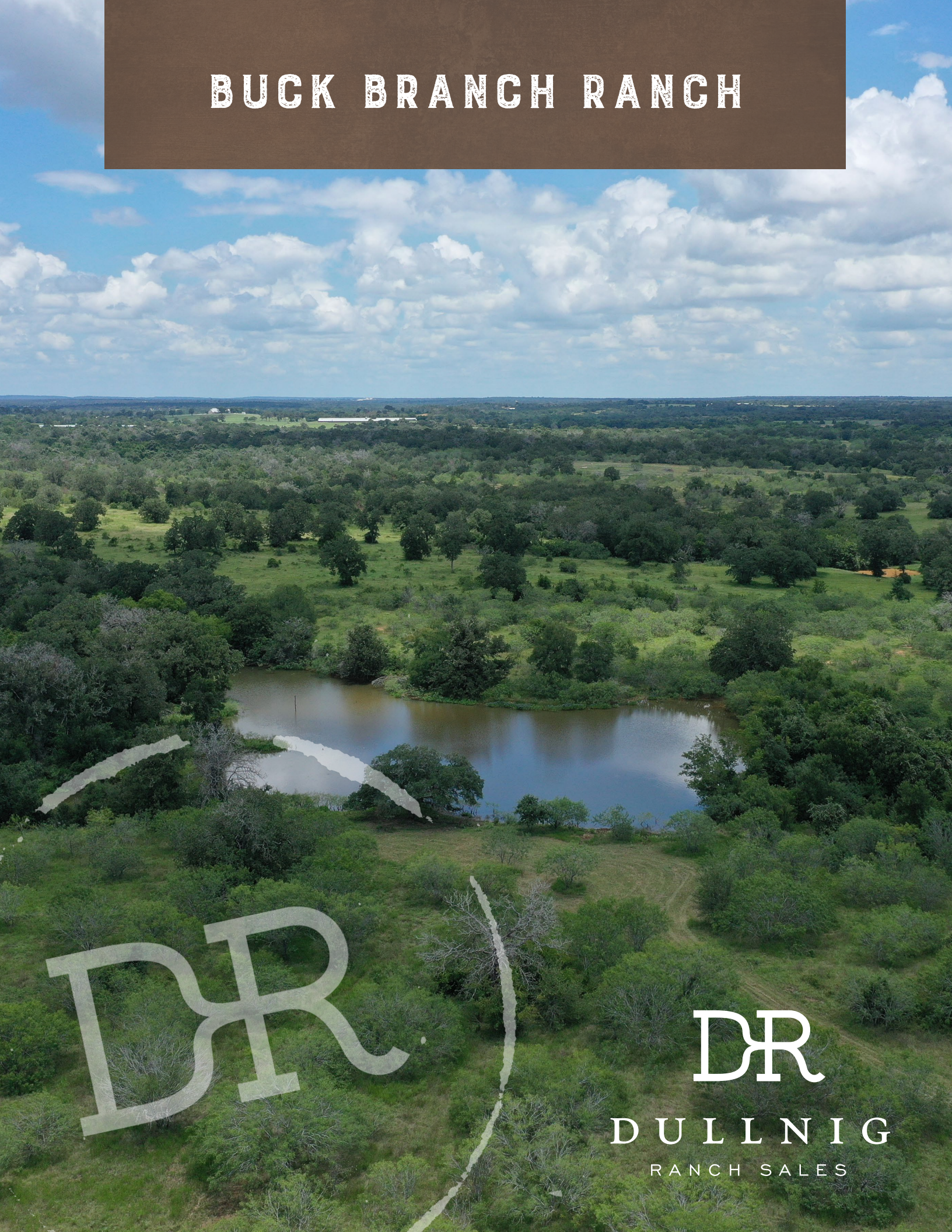


# BUCK BRANCH RANCH



DR

DR

DULLNIG  
RANCH SALES





## **DESCRIPTION**

Buck Branch Ranch, named after Buck Branch Creek that runs through the property that is centrally located between San Antonio and Houston along the highly desired I-10 corridor. Once a working pecan farm, the ranch is still home to many grafted and native pecans that produce year in and year out. Located just off of US Hwy 90, the ranch offers a peaceful serenity and escape from the real world yet remains within a close proximity to necessities of city life.

## **IMPROVEMENTS**

The property has minimal improvements leaving a blank canvas for a future owner to improve as they wish. Electricity is in place on the eastern side of the property near an old house that is currently not in livable condition. A set of older cattle pens are located a short distance from the house and are still in use.

***227± Acres***

***Gonzales County***





*227± Acres*  
*Gonzales County*



## **WATER**

The property boasts over a mile and a half of creek frontage on Sandy Fork Creek that joins Buck Branch Creek on the ranch. Both the Sandy Fork Creek and Buck Branch Creek flow during wet times as well. A 3± acre tank is also located in the northwestern corner of the property. One water well located near the house provides water to troughs throughout the property.

## **WILDLIFE**

An abundance of wildlife call the area home including whitetail deer, turkeys, feral hogs, foxes and coyotes, along with native and migratory birds.



*227± Acres*

*Gonzales County*





## VEGETATION AND TERRAIN

The terrain is gently rolling and the vegetation is predominately made up of large hardwoods including majestic live oaks and pecans along with, elms, hackberries, mesquite, yaupon and cedar to name a few. Once a working pecan farm, there are a good number of grafted and native pecan trees on the property as well.



***227± Acres***  
***Gonzales County***





## **MINERALS**

Surface sale only.

## **TAXES**

See broker.

*227± Acres*

*Gonzales County*



# MAP

[Click here to view map](#)



***227± Acres***  
***Gonzales County***





## 227± ACRES GONZALES COUNTY COUNTY ROAD 240 WAELDER, TX 78959

Located off County Road 240 less than a mile from I-10 and 7± miles of Waelder, 18± miles NE of Gonzales, 72± miles E of San Antonio, 67± miles SE of Austin and 126± 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](#)

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