

**Property Description**  
3561 Post Oak Point Road | New Ulm, TX

Whether you're seeking a luxurious full-time residence, a weekend getaway, or a versatile event venue, 3561 Post Oak Point Road delivers it all. This exceptional property combines expansive acreage, a newly constructed (July 2024) custom barndominium, and breathtaking views of the Austin County countryside. Enjoy the freedom of unrestricted land use, offering endless opportunities to tailor the property to your unique vision.

Step into a world of natural light, modern elegance, and unparalleled potential with this newly constructed 4,500 sq ft barndominium, designed for both entertaining and luxurious everyday living. Featuring 34 oversized 8' x 6' windows accented with energy-efficient tint to enhance comfort and reduce utility costs, this stunning property is nestled on 25.623 acres of rolling hills in New Ulm, TX.

The home's open-concept design is highlighted by 20' ceilings, creating a spacious and inviting atmosphere. The living room features a cozy fireplace, adding warmth and charm to the space, while the custom bar area is equipped with all the essentials for entertaining, making it a standout feature for gatherings. With 3 bedrooms downstairs and 2 bedrooms upstairs, including a lavish primary suite, this home is designed for both comfort and versatility. The primary suite is a true retreat, featuring a private balcony, a custom tub in the ensuite bathroom, and over 1,200 sq ft of luxurious living space.

Outside, the property is a paradise for nature lovers and entertainers alike. The oversized inset hot tub with a waterfall feature and built-in fire pit creates the perfect setting for outdoor gatherings. Two ponds, beautiful rock landscaping, and mature pines frame the property, while a walking trail invites you to explore the natural beauty of the acreage. The sellers originally envisioned this property as more than just a home—it was designed with the potential to serve as a venue for weddings, parties, and other special events, offering endless possibilities for creative use.

Additional features include a 30' x 50' building with electricity, heating, and cooling, ideal for a workshop, studio, or storage. This versatile space is enhanced with antique tin, adding a touch of vintage character and charm. The front of the property is equipped with a well, septic system, and its own meter loop for added convenience. The rolling hills and scenic landscape are complemented by an agricultural tax exemption, making this property as practical as it is beautiful.

Don't miss out on this great opportunity—ideal for personal enjoyment, investment, or development. See attachments for expanded property details.

**Property Details & Exclusions**  
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**Utilities & Infrastructure Systems:**

- 2 Trane Air Conditioning Units- 10 tons central air
- 3 Ductless Units (mini splits)- 7 tons ductless air (energy efficient)
- Underground Propane Tank
- 2 Water Wells (1 for main house & 1 at the front of the property)
- 2 Septic Systems (1 for main house & 1 at the front of the property)
- Alarm System (now activated)
- Electricity at the front of the property with its own meter loop

**Home Interior & Building Details:**

- House is 50x60, 4500 SF (newly constructed July 2024)
- Metal Roof
- 20' ceilings
- Recessed lighting throughout
- 1st floor has concrete flooring
- 2nd floor has luxury vinyl plank
- 5 Bedrooms, 2 Bathrooms
- Upstairs Loft / Game Room
- 34 total 8'x6' windows
  - Energy efficient tint on Living Room & Dining Room windows (value: \$7,500)
- 1200(+/-) SF Primary Suite with private balcony
- Primary Bathroom with custom bathtub
- Porcelain kitchen countertops & backsplash
- Porcelain showers with Rain Shower Heads
- Electric fireplace in living area (could be converted to propane)
- Bar Area with Kegerator, Mini Beverage Refrigerator, Mini Wine Chiller

**Home Exterior Details:**

- Front Porch: 50x13
- Carport: 50x25
- Side Porch: 7x12 wide/ 77' long (l tapers)
- Inset hot tub with waterfall and propane fire pit
- Rock landscaping

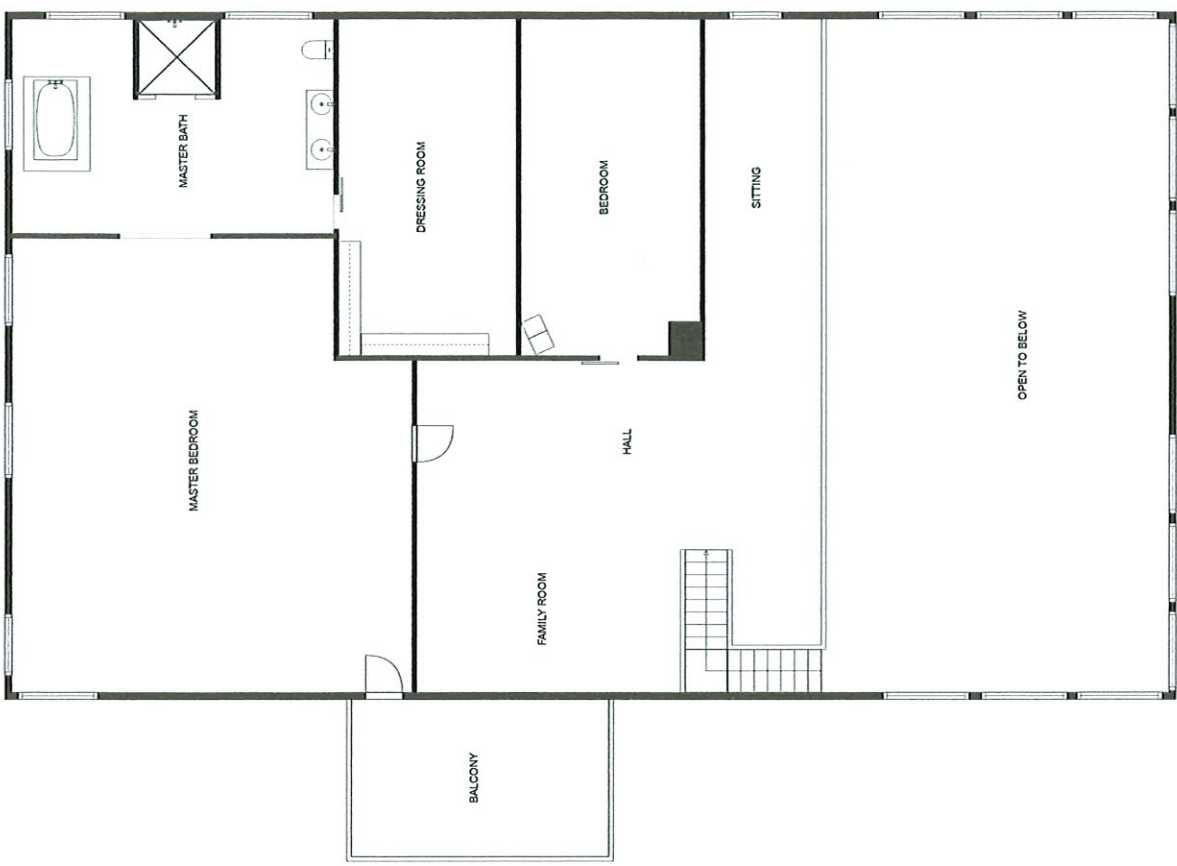
**30x50 Extra Building Details:**

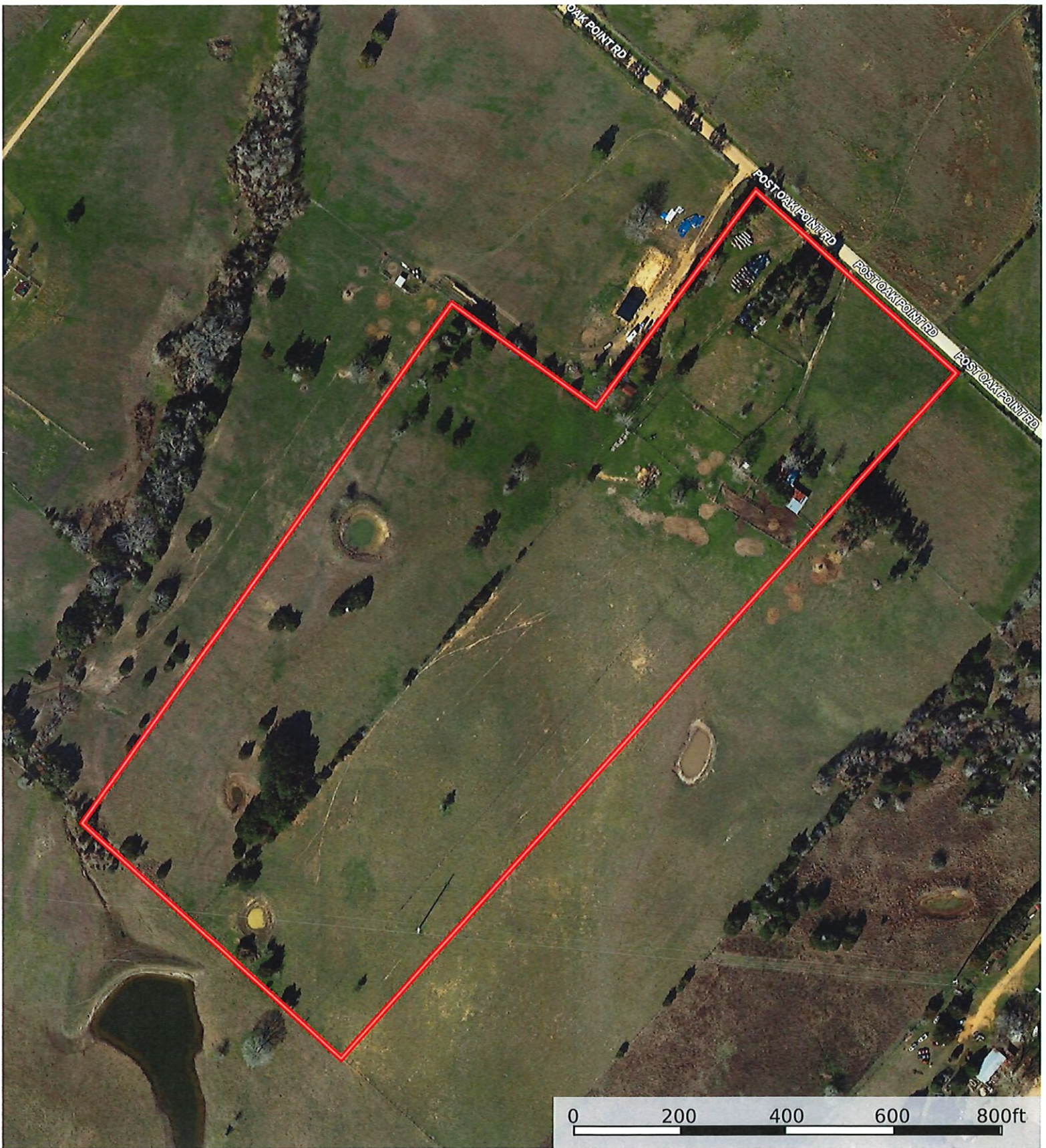
- Heating/cooling/electric
- Metal Roof
- Antique tin for an added vintage character

**Property Details:**

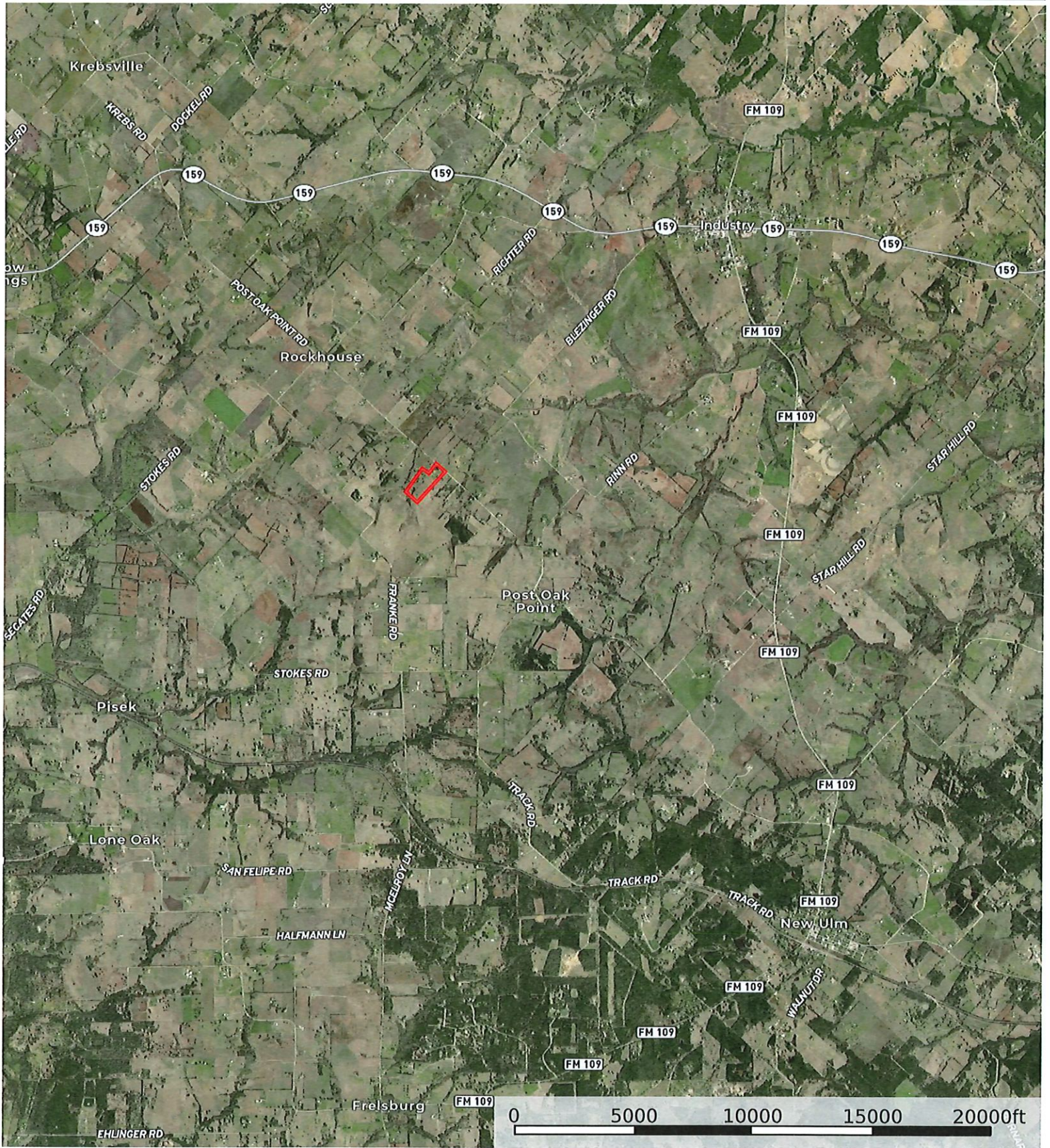
- 2 Ponds
- Pine trees with trails
- Agricultural Exemption for Hay Production

**Exclusions:** Windmill and antique tractor





Boundary



Boundary