

ROSS RANCH

231 +/- ACRES

LAVACA COUNTY



Located 15 miles east of Hallettsville off CR 530 near the little community of Vienna, the 231.22+/- acre Ross Ranch has over ¾ mile of Navidad River frontage. This beautiful ranch has both open pastureland and heavily wooded areas with plenty of large live oak trees. The ranch features a stunning custom-built timber frame home overlooking a pond, a nice guest home with storage buildings and a hunter's cabin. The seller will convey all minerals owned.

The 4,063 sq. ft. main home features three bedrooms, two and a half baths and has tons of custom wood detailing throughout. Built in 2011, the stucco and stone home has a porte-cochere entrance and features a stone covered steel roof and custom wood windows throughout. Upon entering, the home creates a lasting first impression with its soaring three story great room, rock fireplace, massive timber ceilings and great site lines to the open concept kitchen/dining/bar area. The kitchen was made for entertaining with a commercial Wolf range, a beautiful custom metal range hood and an eat-in tiled bar area. The kitchen is open to a large formal dining area and a separate wet bar island with sink and wine cooler. The indoor/outdoor bar makes serving guests a breeze no matter where the party moves.

The open main floor also features a large and well-lit study, utility room with extra storage and additional freezer and two guest bedrooms with full baths. The home comes outfitted with a security system, a speaker system and high-end lighting fixtures throughout. Custom iron railings adorn the open staircase leading to the second floor which has a seating area overlooking the great room just outside the master bedroom. The large second floor master bedroom has a suspended fireplace, an expansive outside deck and stunning views overlooking the nearby pond. The master bathroom has a Jacuzzi tub, large double sink area, walk in shower and custom walk in closet. A spiral staircase outside the master bedroom accesses an open reading nook on the third floor and provides great overhead views of the family room, master bedroom and timber ceiling.

The hurricane-fenced grounds include an expansive concrete circular drive and a 1,092 square foot insulated metal frame garage/shop with one rollup door and plumbing grounds for a future bathroom. There is a separate shed which houses two water wells and a water softener.

Good all-weather roads provide easy access around the property which has a great mix of open and wooded areas. Wildlife on the property includes, deer, hogs and turkey. The hunting cabin site includes a cabin outfitted with a water well and septic system as well as a storage shed and storage building.

The charming guest home was built in 2011 and has 1580 sq. ft. featuring a master bedroom with attached bath, a large family room with stone fireplace, a nice-sized kitchen and tile floors throughout. The large master bath has a wrap-around vanity, shower and walk-in closet. The utility room has an additional fridge and utility sink, a half bath, a walk-in pantry and storage cabinets. An extra room off the back of the house opens to the large, high-fenced back yard. Features of the oak-surrounded guest home also include a well house, a storage shed and great views from its large front porch.

An additional 16.62 +/- acre tract located on FM 530 can also be purchased in conjunction with this ranch. This tract is connected to the main ranch and features two ponds, one with a pier and a large metal storage building.

LIST PRICE \$2,375,000



BILLY MURPHY
FARM & RANCH REAL ESTATE
(361) 655-0484

**COLDWELL
BANKER**
THE RON BROWN
COMPANY

M4RANCHREALESTATE.COM
BILLY.MURPHY@COLDWELLBANKER.COM

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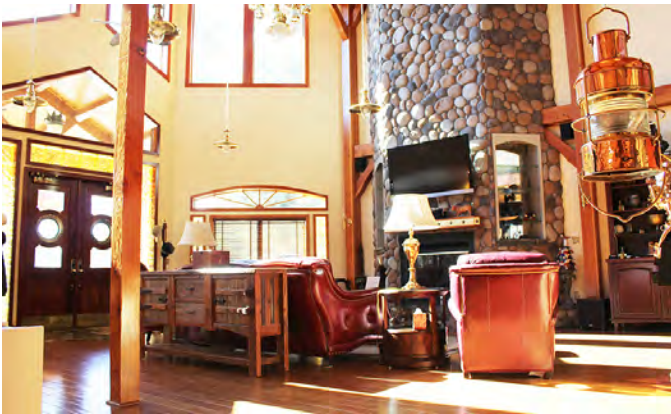


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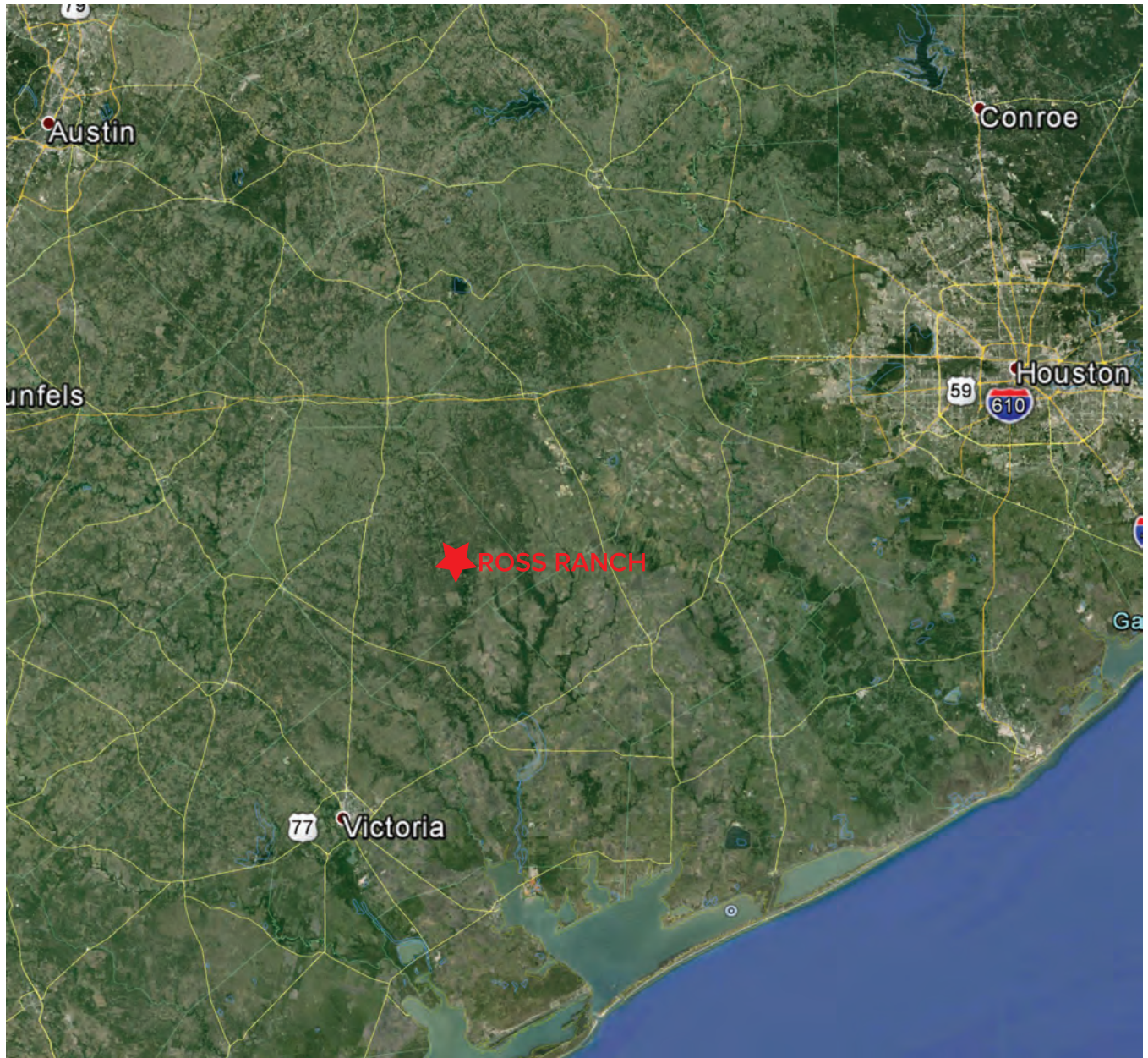
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LOCATION MAP



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231.22 +/- ACRES
ADDITIONAL 16.62 ACRES AVAILABLE

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