

## KLEKAR-GIN FARM

One of a kind Gentlemen's Ranch in Praha, Tx! 112 acres of improved pasture, century oak trees, and your personal 12 acre lake stocked with catfish, bass, and redfish. The rolling terrain gives way to tremendous views, the century oaks provide shade and tranquility to the 2,439 SF farm house. The outdoor living area, kitchen, and pool provide a serene setting to host guests and enjoy the lake views!! 3 water wells are available on the property, as well as 3 other stocked ponds. The 4 bed, 2.5 bath home has been updated with high end finishes. A bunkroom/game room also provides additional indoor area for entertaining and sleeping additional guests as 4<sup>th</sup> bedroom. Klekar-Gin Farm is the perfect place to run cattle, farm, raise horses, or just enjoy peaceful rural life! The property has current income production. The pastures ceded 4 cuts of hay in 2019, and the farm has been a popular wedding venue and an attractive weekend rental. The century oak trees, farmhouse, pool, lake, and manicured pastures make this truly an exclusive and once in a lifetime opportunity to own Fayette County's premier Gentlemen's Ranch!

### LOCATION

The highly desirable and quaint town of Praha is just a peaceful 3 minute drive to the property. Praha is home to one of the area's popular "Painted Churches" and is host to the annual Praha Picnic. The property is also a 5 minute drive to I-10 lending easy access to San Antonio, Houston, or Austin, and is also a short 10 minute drive to Schulenburg, Tx for restaurants, shopping, and schools.

### LAKE

The 12 acre lake is stocked with bass, catfish, and redfish! The 720 foot Carrizo Well provides an excellent source of water to fill the lake when necessary, as well as providing income production to sell commercial water, if so desired. The lake also attracts a tremendous amount of wildlife, and has produced some of the area's best duck hunting!! Hunters consistently harvest Widgeon, Gadwall, Ringneck, and Redhead ducks. The lake is 20 feet at its deepest and can be hunted and fished from all sides. There are 3 other stocked ponds that provide an excellent source of water for livestock on cross-fenced pastures. Wildlife includes, whitetail deer, hogs, and dove. Whitetail deer are plentiful and are commonly harvested yearly on the property.

### POOL

The pool and hot-tub offer plenty of relaxation after a day on the farm. The swim up bar allows you to take a peek at what's cooking in the sunken gourmet outdoor kitchen, complete with grill, griddle, and fridge. There is also additional bar seating and an outdoor TV for your viewing pleasure. The huge oak trees offer plenty of shaded backyard fun.

### FARM HOUSE

2,439 square feet, 4 bedroom, 2.5 bathroom, built in 1995, 4<sup>TH</sup> bedroom being additional living area/bunkroom/game room. The house can comfortably sleep up to 12 people. The master bath has a jetted jacuzzi tub and separate shower. The master also has 2 large walk-in closets. The remodeled kitchen offers granite counters, bar seating, and opens up to the large living room. Cozy up to a fire in the living room fireplace. The couch folds out into a queen size bed for guests. The 2 guest bedrooms offer a queen size bed and full/twin size bunk bed. The bath located between the guest bedrooms features a shower/tub combo and linen closet. The bunk room has 3 custom built bunk beds which can comfortably sleep 6. There is also a 1/2 bath and wash room with washer/dryer.

### ADDITIONAL INFORMATION

The old homestead could be fixed up and made into guest quarters or Mother-In Law suite. Property features an equipment barn, older pens, and storage shed. The soils are a mix of Carbengle Sandy Clay Loam and Freslburg Clay. Multiple building sites for a 2<sup>nd</sup> home with views on either the western or eastern portion of the property. Seller's own partial minerals, those minerals are negotiable with an acceptable offer. Over 3,000 feet of paved road frontage.

