



TENSLEON RANCH, New Ulm, TX

This absolutely pristine property has something for everyone. Great location on quiet paved county road, has been a wonderful family retreat, wedding venue, corporate getaway. This fulltime residence has lots of private spaces for guests. Several stone and cedar improvements totaling 7 bedrooms, 7 full baths, 3 half baths, garages, barns, shop, gym, garden shed, chicken/dog area, pool/spa and porches everywhere to relax and enjoy the views. Improvements over look POND PLUS 7+ ACRE LAKE with covered deck/pier, 4 water wells and more! Priced to sell!

THE DETAILS:

MAIN RANCH HOUSE: (3291 SF) A Texas Dog Trot theme, 1-story, 3 or 4 BEDROOMS, 2 FULL baths, 1 HALF baths, The foundation is pier and beam. The framing is 2"x6"s on 12 inch centers with cedar siding. Lifetime standing seam metal roof installed 2017, double hung windows 2017, Wood floors, Pest & Termite annual contract, Zones HVAC annual contract, Pool/Spa weekly service, Water filter system under kitchen sink, Instant hot-water to all faucets, Fireplaces cleaned annually, Stone wall accents, Soap Stone Wood burning stove in Breakfast Nook and Primary bedroom SUITE.

ANTIQUE SCHOOL HOUSE/LIBRARY: (1065 SF) In 2004 current owner saved this longleaf pine one room Texas School House (approximately 1000 square feet) originally located in neighboring Frelsburg, Texas. It has been completely restored and has some of the best porches to catch the evening sunsets while lounging in the hammock. Wood floors/walls and ceiling, saloon bar area with sink and refrigerator, wood burning stove, Central Heat and Air, FULL bath with shower, built in bookcases, water filter system under bar sink.

BUNK HOUSE: (1661 SF) 2012 sleeps 10 with 2 BEDROOMS down (1 with ensuite bath) and the BUNKROOM upstairs with built in beds, 2 FULL baths and 1 HALF bath, full kitchen, great room, lounging area and porches. Tankless hot water, zoned HVAC.

3 CAR GARAGE/SHOP/LOFT QUARTERS: Air-conditioned shop, over-sized 3 car garage with insulated doors, charming guest hideaway SUITE/LOFT (468 SF) with FULL bath.

GYM: (525 SF) Built in 2012, A/C and front porch.

HAY BARN: 40'x60' (holds 3000-3500 square bales) with stalls, working pens, electricity, water and back gate for trailer access off Old New Ulm Road.

BATH HOUSE: (18 x 12) Cute and convenient FULL bath house with front porch.

GREEN HOUSE: (16 x 12) Brick floor, watering system

GARDENS and GARDEN SHED: (28 x 10) Raised beds with watering system fenced for deer, orchard, Pergulas with Jasmine and Wisteria, Gardeners will love this set up with the "SHED."

PROPERTY NOTES: 56 Acres, rolling, improved grasses, solar powered gated entrance, perimeter and cross fencing with cattle guards, 3 electric water wells (1 for improvements, 1 deep well for irrigation and to back up improvements and lake (but never used for lake), functional windmill for backup to front pond, Security LED lights around property, LIVE OAKS, Hydrowise Irrigation System is internet controlled, Outdoor shower, gas firepit and patio outside media room, RV hookup, Lake manager confirmed lake has Bass, Catfish, Perch and Crappie, Covered Fishing Pier with electricity and water, Dog Pen area with concrete floor, AMPLE PARKING FOR LOTS OF GUESTS.

INCLUDED: Bank safe in shop, horse and cattle rings, feeders, including extra gates, cement and aluminum water troughs, bass boat, paddle boat, children's swing set, all refrigerators, washer and dryers, portable compressor in shop.

EXCLUDED: Antique gates and yard art, some antique lighting also various rock and stone piles, Z-Trac mower, 2 push mowers, kayaks and dinghy in hay barn.

ADD'L ITEMS FOR SALE: John Deer Tractor (with blades, 3 forks, front end loader, 8' shredder), Polaris, 16' green trailer, any hay in hay barn at time of sale, 2 diesel tanks (1-300 gallon red & 1-500 gallon clear).

Current owners purchased the property on April 21, 2004 and have the original blueprints to the main home. Sellers have made numerous improvements over the years including, but not limited to, the items listed on Additional Information.

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Lindi Braddock & Cameron Pruiett / Brokers