

## **Property Location - 22317 North Hwy 80 in Gonzales, TX 78629**

### Land

168.63 acres – Several cross fences, Covered in scattered Post Oaks, excellent grazing for cattle and views for miles

### Improvements

Main Home – Approx. 3,000 sq. ft.

4 beds / 2.5 baths

All furnishings will basically convey – Personal items will not convey

(list will be needed)

Bunk House – Approx. 600 sq. ft.

6 beds, 1 bath with kitchenette

Pole barn at the house

Approx. 40 x 40 = 1,600 sq. ft.

Large pole barn by the hwy.

Approx. 50 x 100 = 5,000 sq. ft.

Old Barn next to the hwy.

Approx. 30 x 50 = 1,500 sq. ft.

2 waters at the main home

1 water well at barn next to the entrance

2 electric meters

Auto Start Generator with 1,000 Propane Tank which will run the entire home

## Equipment

Kubota 85 HP Tractor with loader

1988 Model – Rebuilding all the hydraulic cylinders now in Houston

John Deere Tractor with loader– Approx. 55 HP - Recently rebuilt engine and new clutch

All miscellaneous tractor attachments will convey

**Side by side UTVs are not included with the sale but are available**

## All animals will convey

Wagyu bull – 6k

6 black Brangus heifers 2 are bred for sure

Pig, ducks and chickens