

*Welcome to Pin Oak Country Ranch!*

*This country home is on 22.78 acres located on Pin Oak Creek minutes from town on +/- 750 feet of paved county road frontage. Short distance from Flatonia, the ranch is located 60 miles from Austin, 90 miles from San Antonio, and 118 miles from downtown Houston. Locally you can access many other small towns such as Smithville, La Grange, or Bastrop for dining, shopping, and a night out.*

*Site: This land is a genuinely nice tract in shape, has no pipelines, and has zero flood plain. The slope and topography range from 400 feet to 380 feet above sea level, only a +/- 20 feet of elevation change. The soils consist of +/- 16 acres of gredge find sandy loam with 1 to 3 percent slopes, and +/- 8 acres of robco fine sand ranging also with 1 to 3 percent slopes. These soils may be used for crops, pasture, range, woodland, and wildlife. The site is wooded with pin oaks, a three-acre open pasture in the front and a 5-acre open pasture in the back for farming, ranching, or hunting purposes. These two open pastures have been good hay producers in years past. You cannot miss the oversized +/- 1.25-acre lake, stocked with fish and largemouth bass. The owner is a bass fishing legend, so if you are into fishing, you could own one of Texas' finest fishing tanks. There is rural water at the road that feeds the home and a 600-foot water well that can be used for the home as well. Currently, the well is used for irrigating the lake, with a 1.5 horsepower pump, during the dryer months. The land is also 100% fenced and cross fenced with two pastures, cattle pens, and load ramp.*

*Improvements:*

*A country oasis! Hunting and fishing right out of the front door. The custom-built 1972sq. ft. (per cad) country home is a must see. It has 3 bedrooms, 3 full baths, an office, dining, and a living area. The kitchen has a dishwasher, gas range, and an oversized vent hood. Recently remodeled with metal vaulted ceilings in the living area, newer HVAC, remodeled guest bath, newer floors, and new ceiling fans. The home has double pane windows and Bose sound system. The covered porch is 18.5' by 14.9' has pier and beam foundation and is all cedar construction. The home has 2 septic tanks one for which is gray water only.*

*All furniture is available.*

*The barn/shop/motor home garage is a 35 by 33 steel building on concrete slab with apron and has 2 sliding doors. The sliding doors are tall enough for a motor home.*

*Other improvements include 22 x 22 covered parking, 17 x 13 waterside pavilion, 19.7 x 12 pole barn, 8.2 x 6.2 pump house, and 15 x 12 fishing dock and 2-foot bridges.*

*Uses: The current owners have used this as their retirement home for many years and have really enjoyed this place they call home. They have come to realize it's time for someone new to enjoy the fruits of their work and the love they have shared at this beautiful place. Happy hour is always at 5 o'clock at Pin Oak Ranch. Come pick up the tradition and carry it forward. If you love the outdoors, love to fish, love the sounds of the country, and you wouldn't mind happy hour every day at 5 o'clock Pin Oak Ranch is your place to be.*

*Mineral Estate: Minerals are available.*