Welcome to Twin Oaks Ranch, one of the most iconic properties to come to market in our area in some time. This 220-acre ranch has been in the same family for over 150 years and is located on Rocky Creek where Sam Houston and his troops once spent the night corresponding with a historian and his maps. According to the survey, there are approximately 1,171.10 feet of frontage on Rocky Creek. The property includes a Main House with a pool, a Guest House, an Event Space with a commercial kitchen, and an apartment.

**Event Space Area**

Twin Oaks Ranch, not only rich with history but most recent owners have been writing new chapters with fun events of great food and music. They have invited different artists from all over Texas to entertain their friends and guest in a 3,000-square-foot event space they built in 2019. For the entertainer, this space is perfect for hosting events, family get-togethers, or taking it to a commercial level and creating a wedding venue or something similar. The event space has a full commercial kitchen with everything you need to run it as a restaurant or catering business. If you love to cook and entertain this is your 2nd home on the ranch. There is an attached 1 bed 1 full bath 700 sq. ft. apartment that can be leased or used for guest or full-time help. The event space itself can host up to 75 people, has 2 bathrooms, indoor and outdoor seating, 20-foot covered porches overlooking the surrounding woods, a beautiful two-way fireplace, ceremony oak arch, and a professional sound system. The commercial kitchen includes a walk-in cooler, vent-hood, freezer, oven, gas stove, ice machine, and commercial dishwasher.

There are 2 additional outbuildings with covered awnings used for storing tables and chairs or additional sleeping areas or grooms’ room if needed. Building one is 12’x24’ with a 10’x24’ awning and building two is 12’x20’ with 18’x20’ awning. Building one has a window unit and bathroom.

There is a nice garden area near the event space with high game fence and small pavilion to grow your own fresh vegetables.

**Main House Area**

When the owners aren’t hosting an event, they are living comfortably in their 2030 sq. ft. 2 bed 2 bath Texas Ranch home on the hill overlooking their pool and 2-acre stocked lake. There are front and back 15 ft covered porches and an amazing breezeway between the home and attached 2 car oversized garage. For those who crave a comfortable lifestyle on a ranch with some leisure time in the evenings overlooking the rolling terrain, mature oaks, a swim in pool overlooking their sparking pond, this is home. As soon as the sun goes down walk up the star deck to view the evening stars.

When you wake up head to your 24’x’21 shop garage behind the house with 2 roll up doors and lean to awning and start your day by going for a ride in your ATV of choice to check up on your ranch and get that time to think about how wonderful it is to have your piece of Texas.

**Guest House Area**

For the those that love to deliver an optimal experience for friends and guest visiting there is a renovated farmhouse, originally built over 100 years ago and relocated to the ranch. The Guest House offers guests a private setting to enjoy the property. With shiplap walls and ceiling, and longleaf pine floors. The home has one large bedroom on the first floor and a fun "flop room" upstairs in the finished attic, with a lower ceiling, perfect for a slumber party, crash spot for kids’ space, with room for multiple beds. There are 1-1/2 bathrooms. The full bath is an on-suite to the master bedroom, has a soaking tub, and a separate shower. An on-demand water heater ensures plenty of hot water for all. The wrap-around porch is a great place to enjoy your morning coffee or watch the evening sunsets. There is a 16’x24’ air-conditioned studio building behind the guest house that could be used for a bunk room or an office.

**Additional Comments:**

Twin Oaks Ranch is located between the charming communities of Schulenburg and Hallettsville, and centrally located between Houston, Austin & San Antonio.  Meander your way through this gorgeous iconic property, while enjoying the beautiful and serene country setting with views of 3 ponds and hillside. Tour and hunt the woods with wildlife, hike the prairies, and fish the 2-acre stocked pond and creeks.

**Utilities:**

There are 2 water wells. The main house has its own water well and septic. The guest house has its own water well that also feeds the event space with water. Both the guest house and event center have their own septic systems.

There is Colorado Valley fiber internet, at speeds over 100mbps at the main, guest, and event space.

All 3 buildings have their own separate electric meters.

**Minerals:**

Minerals are available. Call the broker for details.