

6300 WIED ROAD

THIS WELL-APPORTIONED, ONE-OF-A-KIND, 35-ACRE REGENERATIVE RANCH ESTATE, IS LOCATED IN THE HIGHLY DESIRED WIED RD & MUELLER RD NEIGHBORHOOD, JUST MINUTES FROM ROUND TOP, BASTROP, AUSTIN AND KATY.

THE RANCH AND BARN

- +/- 35-acre regeneratively managed ranch with large oak trees and wildlife exemption (choose to ranch, or not, either option can be included in this property tax exemption). We are currently raising a small herd of registered Irish Dexter cattle (not included)
- Eight cross-fenced fields, each with water can be used for rotational grazing. Two of the fields are fenced with goat tuff like fencing, and include a corral, and are appropriate for smaller animals. Two fields include white/black metal animal shelter matching larger barn.
- Organically grown production garden
- Recently built corral and Tarter system makes it simple to load cattle
- Recently expanded pond near back of home with soil re-purposed throughout ranch, as natural fertilizer
- Light deed restrictions for this property and surrounding owners
- Two new large metal & cedar chicken coops were just added to the property and can be included
- Heavily graded and compacted driveway can be used as is, or as a base for paving
- **Air-conditioned, 54'x 52' (2,808 sq ft)**
Man Cave Barn includes:
 - wind-rated, engineered structure certified wind rated to 170 mph
 - full kitchen with gas stove, dishwasher, microwave, island, commercial refrigerator and freezer
 - interior hookups (electrical & plumbing) and 20' high ceilings make it perfect for conditioned RV or 5th Wheel storage
 - 1 – 14x14 and 2 – 10x10 large roll-up garage doors
 - full bathroom and large laundry room with stackable washer & dryer
 - wall-mounted industrial vacuum system
 - metal tool cabinets with plenty of extra electrical outlets
 - covered adjoining patio for BBQs
 - plenty of room for storage, game area, fitness center, or to pull in your favorite classic car
 - Matching metal equipment shelter with hurricane anchors, for equipment, tractors or implements

THE MAIN RANCH HOUSE

- Farm house style, with smart-home custom features including:
 - remote access gate entry system
 - monitored Wi-Fi and internet
- remote camera system throughout property, with monitoring features
- Ability to run “off the grid” for a limited time, with 22 kw Generac generator, and 1000-gallon propane tank (pad will allow for second 1000-gallon tank), private well, and

near maintenance free septic. Barn could potentially house solar if desired

- Two hidden safe rooms. Larger room features access code entry with metal doors, wall and cabinet gun/knife/accessory storage, mounted computer with camera monitoring, Alcantara covered built-in desktop, and sound deadening acoustics
- Large kitchen with floor to ceiling, soft-close cabinets, ~6' x 10' island, large built-in refrigerator and freezer, and quartzite countertops
- Approximately 1100 sq ft master suite includes oversized shower with 4 shower heads, freestanding tub, two separate closets with built in dressers and floor length mirrors, with bedroom windows overlooking the pond and woods
- Private access fitness/wellness room in master suite is perfect for an exercise facility, or massage chair and stretch room
- Large laundry room opens into master closet and holds two sets of stackable washers and dryers, soft close cabinets and under cabinet lighting, and includes custom area for rolling laundry bin or make it a desk
- Well apportioned custom office with wooden built-ins, cedar beam ceiling inlays, and large windows overlooking the ranch
- Whole house water filtration system (private well) includes water softener, multiple filters, and UV light treatment.
- Oversized air-conditioned 3+ car garage with side door access; wall-mounted central vacuum system
- Front landscaping on programmed watering system with roses, natives, and olive tree
- Butler's pantry with pull out coffee bar, digital combi oven, floor to ceiling cabinets
- Separate, but matching, well house can also be used for storage.

CUSTOM HOME THEATER

Theater Room:

- Leather, elevated power seating with heat and massage
- Multi-focal ambient lighting and spectral shadow lighting
- High fidelity acoustical panels and sound deadening
- High-grade theater carpeting with upgraded and water-resistant pad
- Custom wainscoting
- Custom main lighting with color match receptacles and switches
- All speaker's built-in architectural types
- Heavily insulated interior theater walls

Theater System:

- High-end Marantz Dolby Atmos/DTS:X 9.4.2 receiver amplifier
- Panasonic UHD Blu-ray 4K
- Rythmik Audio 18" Custom Subwoofer
- Hi Fidelity Secondary Sub by Klipsch
- SpeakerCraft Profile Aim Cinema 5 Main Drivers
- Episode Signature 7 Surround Speakers
- RogerSound Laboratories MKII Atmos Phased Speakers
- Optoma Laser Projector w/Optimum Silver Screen Setup

ADDITIONAL SPECIFICATIONS

Climate Control

- Reme Halo Whole Home In-Duct Air Purifier (Hydrogen Peroxide System)
- 2X Johnson Controls – Coleman fully communicating central air conditioning
- Ultra-High Efficiency 21SEER Rated
- Variable Capacity Air Conditioning for optimal performance under all conditions
- Extreme quiet operation
- Multi Stage Gas Heating
- Full Color Internet / Remote controllable thermostats with self-diagnostics
- Blue Ridge Central Heating for Garage Workshop
- 21 SEER Central Air Conditioning for the Barn with same configuration as house

Generator

- 22KW Generac Standby Generator with Full Internet Control
- Whole Home Surge Suppression System

Foundation, Insulation and Structural

- Fully Engineered 4000 PSI Concrete Slab on ~6' Pad Base
- Post Tension Reinforcement
- Insulated with Urethane Foam in both Exterior Walls and Roof
- All Interior Walls are Insulated for Sound Attenuation
- Fully Engineered Structurally by ARCXIS
- 16 OC Placement
- Engineered Beams
- Full Rigid Exterior Sheathing
- GAF Timberline Lifetime Roof with Synthetic Underlayment

Exterior Sheathing

- Hardi Board Lifetime Concrete Siding
- Tyvek Vapor Barrier

Flooring

- Porcelain tile throughout; glass tile in owner's shower and butler pantry, marble backsplash in kitchen

NETWORK, ENERGY, AND CAMERA SYSTEM

- Ubiquiti Unifi Dream Machine Pro with 2TB Hard Drive
- Fiber optic Internet with WIFI at the house, barn, and gate
- Fully Phone App Controlled
- Network Accessible w/Remote Access Gate Control
- Unifi Protect Camera Surveillance
- Multiple Static 2K and 4k Cameras with remote viewing
- 22X Industrial PTZ Camera for Ranch Surveillance
- CAT 6 Network with Full POE Capability

- Full Network, Energy Management and Theater control
- Caseta Lighting Control Throughout Home
- House to Barn Fiber Optic connection

ENTERTAINING EXTRAS

- Connected large entry, living room, kitchen and dining areas overlook the patio, pond and treed area via large windows and glass set doors
- The game room (attached to theater) with its own patio access and half bathroom is sure to be a favorite
- Access to the game room, theater and game room bathroom via separate patio entrance
- Oversized patio overlooking pond, includes cabinets, quartzite countertops, a gas fireplace, tall wood-finished T&G ceilings
- Secondary guest parking area. Oversized parking in front of garage.
- Firepit with gravel and stone walkway connected to back patio, enveloped by large oak trees and a view of the pond
- Large pond (recently cleaned and expanded; fertile soil spread over ranch)
- Walking trails cut through the woods behind house
- The property was originally used as a farm, so we are always finding buried and hidden gems. In the grove of trees in front of the main ranch house, you have the opportunity to pull out hidden farm and ranch equipment, to place on display or sell to a local vendor in Round Top

SPRING PRODUCTION GARDEN CURRENTLY INCLUDES:

- Mini trellised vineyard of Muscadine Grapes
- Mini orchard of 10 non-GMO peach trees (in adjoining field)
- Asparagus
- Broccoli
- Cabbage
- Carrots
- Cucumbers
- Dill
- Fennel
- Flowers (several varieties)
- Kale
- Lavender
- Lettuce (several varieties)
- Melons (several varieties)
- Mint
- Onions (several varieties)
- Peppers (several varieties)
- Potatoes
- Radishes
- Rosemary
- Sage (several varieties)
- Butternut Squash
- Strawberries
- Swiss Chard
- Thyme
- Tomatoes (several varieties)
- Trees & Shrubs: Nectarine, Apple (two varieties), Cherry, Figs, Blackberries

Garden Notes: We are not organically certified (that is very time consuming and expensive to obtain), but we do grow to organic standards. The production garden is currently fully planted, and in use for the AMEN Gardens volunteer food pantry. Each week on Monday mornings, we deliver fresh produce to the AMEN food pantry in La Grange as it is available. This is completely voluntary and non-committal. We have also sold our produce at the Columbus and La Grange farmers' markets, and online via our website at <https://www.blacklandsranch.com>

APPROXIMATE LOCATIONS OF CROSS FENCING AND PASTURES

