



# The Parallel Ranch

496 County Road 451, Waelder, TX 78959

90 Acres

\$874,950



## CREEK & PONDS

A recreational and agricultural property conveniently located in northern Gonzales County just a few minutes from Waelder and an hour from Austin and San Antonio. Affordably priced in an area that has seen a lot of appreciation in the last year.

A wet-weather creek traverses the entire property from north to south which creates a scenic closed canopy woodland comprised of Oaks and Cedar Elms. The creek is an unnamed tributary to Copperas Creek and holds sections of water for long periods of time. Two ponds approximately 1/3 acre each provide year-round water and are ready to fish. Outside the woodland are three pastures, two of which have been cleared, root plowed and re-seeded, the other was left to regrow and create more cover for the wildlife. The land has a gentle slope starting in the NW corner proceeding to the road frontage with 50 feet of elevation change. The topography change on the property allows for multiple building sites with privacy.

There is a 40 ft. x 80 ft. wooden frame barn with metal siding and roofing. Electricity runs down the eastern boundary and then underground about 400 feet to the barn. Fayette WSC has two water meters on the property and is piped to the barn. Behind the barn is set of cattle pens. The road from the gate to the barn is improved with gravel and a culvert across the creek providing all-weather access. There is perimeter fencing in fair to good shape comprised of 5-strand barbwire and net-wire fencing. Internal cross-fencing creates 3 separate pastures for livestock rotation.

Sellers own a portion of the mineral estate and may convey a portion subject to negotiation. No current leases or production. The property is qualified for the Agricultural Valuation via livestock grazing. Annual taxes are estimated at less than \$600.

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**John Melnar**

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**(512) 497-8284**



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## TREES

Live Oak  
Post Oak  
Cedar Elm  
American Elm  
Mesquite  
Hackberry

## GRASSES

Tifton 85  
Coastal Bermuda  
King Ranch Bluestem  
Silver Bluestem  
Texas Wintergrass

## SHRUBS

Winged Elm  
Green Briar  
Texas Croton, Wolly Croton  
Ragweed, Broomweed  
Frostweed

## WATER

Two ponds  
Wet-weather creek

## WILDLIFE

Whitetail deer  
Hogs  
Dove  
Turkey

## UTILITIES

Electricity  
Two water meters

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## LOCATION

Gonzales County, Waelder ISD

4 miles to Waelder, 23 miles to Smithville, 35 miles to Bastrop, 36 miles to Lockhart, 70 miles to Austin, 80 miles to San Antonio, 120 miles to Houston, and 60 miles to Austin Bergstrom International Airport.

## DIRECTIONS

From Austin, take Hwy 71 east to Smithville, head south on Hwy 95 to Cistern, veer right on FM 1115, go 8 miles, turn right on CR 451, go .5 miles, gate on the left.

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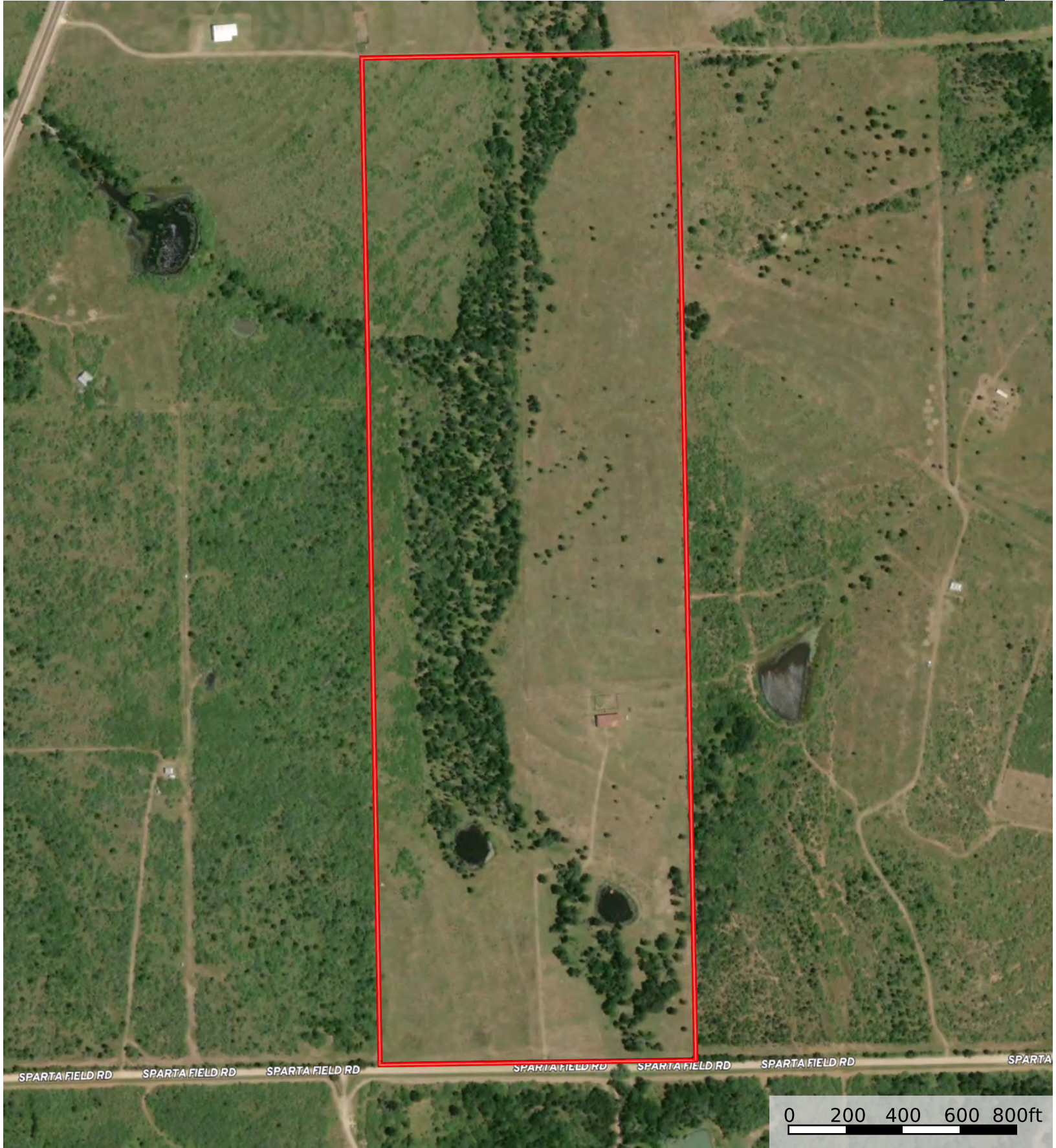
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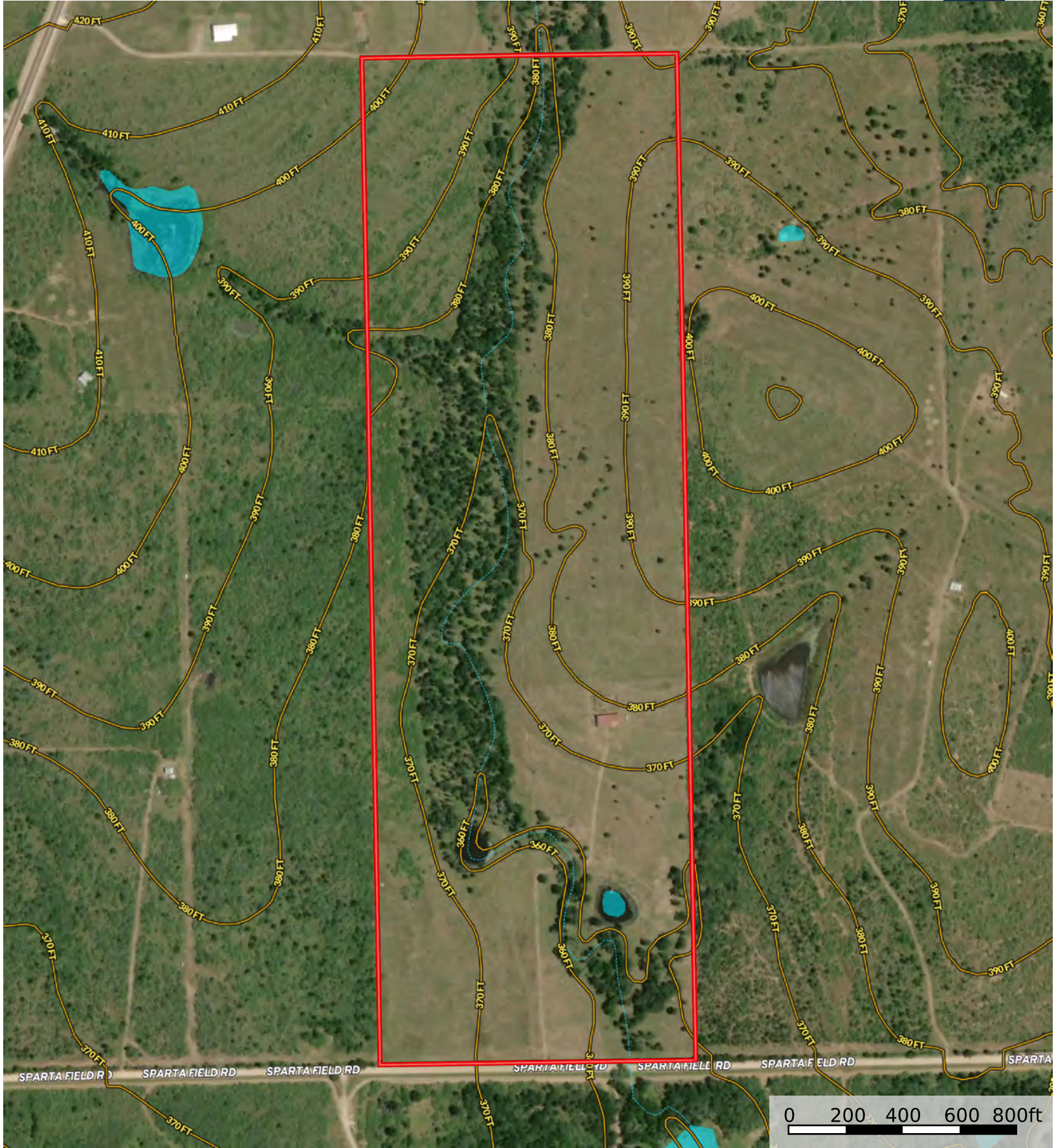
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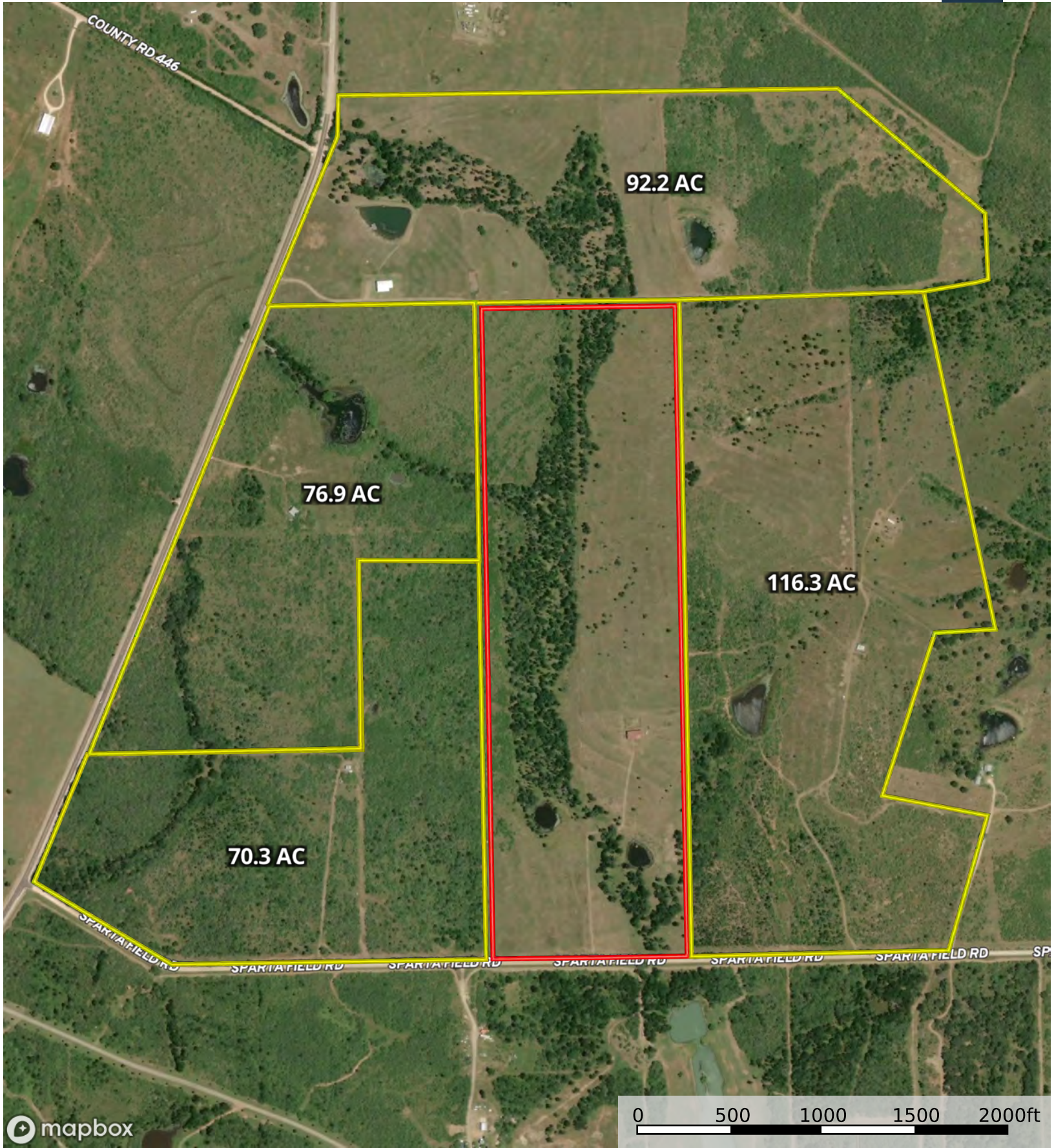
 Boundary





 Boundary  Stream, Intermittent  River/Creek  Water Body





Neighbor Boundary



