



Jimmy Fuchs, Broker | 210-901-1000

Rolling Oak Ranch - Call For Price



Property Details

Acres: 333

Price: Call For Price

City: Muldoon

State: Texas

Zip: 78949

County: Fayette



To contact the agent for
this property, call 210-901-
1000 or email
info@landinvestex.com.

Property Description

ACREAGE:

333.48+/- Acres.

LOCATION :

Muldoon, Texas, Fayette County. About 8.5 miles north of I-10.

ACCESS :

Deeded all weather road to paved public road (Boulton Creek Rd) and 2 minutes to FM 609. About an hour and a half from Houston and San Antonio, and about 10 minutes from La Grange and Flatonia.

WATER :

Well, creek, seep springs, wet weather creeks, rural water nearby.

TERRAIN :

Gently rolling wooded and open terrain with views.

VEGETATION :

Various hardwoods including Live oak, Blackjack oak, White oak, Cedar along with native brush and grasses.

WILDLIFE :

Whitetail, turkey, hogs, dove, squirrels, raccoons, ringtails, armadillos, possums, and other native varmints. The creek area is home to various small fish and amphibian life, and provides a valuable source of water for cattle, free roaming wildlife, and birds.

IMPROVEMENTS AND FEATURES:

Great access to quite enjoyment of the ranch within a few minutes of I-10.

Well with submersible pump in well house with water trough nearby.

Rural water near the ranch entrance.

Electricity

Wet weather creek and seep springs are home to various small fish and amphibians while providing a valuable source of water for cattle, free roaming wildlife, and birds.

Good perimeter fencing and some cross fencing.

Working pens with holding traps.

Fertile soil provides a home to flourishing native grasses and numerous types of native trees.

Some of the best views in this part of Texas.

Diversity of animals is apparent from countless game trails and tracks.











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