

**Longleaf Hollow Ranch - 5 acres**  
547 Powder Ridge  
Luling, TX 78648

**\$1,349,000**  
5± Acres  
Gonzales County



**Longleaf Hollow Ranch - 5 acres**  
**Luling, TX / Gonzales County**

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**SUMMARY**

**Address**

547 Powder Ridge

**City, State Zip**

Luling, TX 78648

**County**

Gonzales County

**Type**

Residential Property

**Latitude / Longitude**

29.589527 / -97.642657

**Dwelling Square Feet**

5,340

**Bedrooms / Bathrooms**

3 / 4

**Acreage**

5

**Price**

\$1,349,000

**Property Website**

<https://ranchrealestate.com/property/longleaf-hollow-ranch-5-acres/gonzales/texas/91421/>



## Longleaf Hollow Ranch - 5 acres Luling, TX / Gonzales County

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### PROPERTY DESCRIPTION

#### Longleaf Hollow Ranch

#### *A private 5-acre estate*

Welcome to **Longleaf Hollow Ranch** — a refined Hill Country retreat located within the gated community of **The Settlement at Patriot Ranch** in historic Luling, Texas. Set on 5 acres (with an additional 5 acres available), this custom-built residence offers the perfect blend of craftsmanship, comfort, and country lifestyle — all just a short drive from Austin, San Antonio, and New Braunfels.

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#### Home Highlights

Longleaf Hollow Ranch stands as one of the premier homes in the community at 5340 sqft — meticulously maintained, recently updated, and truly move-in ready. Designed for both entertaining and everyday living, the open layout, natural light, and thoughtful details create a space that feels expansive yet warm.

- **Single-story layout:** 3 bedrooms | 4 full baths | 2 full master suites; 5340 sq. ft
  - **Living areas:** Office, media room with projector, formal and casual dining, den with 18-ft ceilings, and mudroom with farmhouse sink
  - **Finishes:** Scraped hickory wood floors, detailed crown molding, custom plantation shutters
  - **Kitchen:** Viking appliances — dual gas ovens, 6-burner + griddle range, convection oven, refrigerator, dishwasher, and trash compactor
  - **Extras:** 5-person dry sauna, craft/safe closet, extensive storage throughout
  - **Garage & parking:** 3-car garage + storage building; gated driveway with parking for 12 vehicles; RV hookup and power
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#### Recent Updates & Systems

This home has been continually improved and well cared for — offering peace of mind and low maintenance for years to come.

- **New roof & exterior paint (2024)**
  - **Three HVAC units**, all replaced within the last five years
  - **Tankless water heater**
  - **700-ft water well | Septic pumped June 2025**
  - **Two propane tanks (1,000 gal & 350 gal)**
  - **ADT security system | GVTC high-speed internet**
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#### Outdoor Living

Texas living at its finest — the outdoor spaces at Longleaf Hollow Ranch were built for entertaining and relaxing alike. From the granite-topped outdoor kitchen and bar to the resort-style pool and spa, every feature invites you to unwind and enjoy your surroundings.

- **Over 1,800 sq. ft. of covered porches** with multiple outdoor living areas
  - **Outdoor kitchen & bar** with granite tops, built-in grill, refrigerator, coolers, sink, TV, and sound system
  - **Pool & spa** with bubblers and sheer-descent water features
  - **Fire pit area | Lighted sport court with basketball goal**
  - **Automatic sprinkler system throughout the property**
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## Land & Community

The Settlement at Patriot Ranch is more than a neighborhood — it's a lifestyle. With **over 1,200 acres of driveable roads and scenic views**, residents enjoy endless opportunities to take in native and exotic wildlife and the kind of sunsets that stop you in your tracks. The ranch also features **common areas and natural parks throughout**, along with the large **Patriot Park** at the entrance — complete with **catch-and-release fishing and picnic areas**.

- **5 acres** (+ optional 5 additional acres available)
  - **Ag exemption eligible** via free-roaming cattle
  - **Wildlife:** Red stag, blackbuck antelope, waterbuck, whitetail deer, and turkey
  - **HOA:** Approx. \$450/year | Access to parks and 12-acre fishing lake
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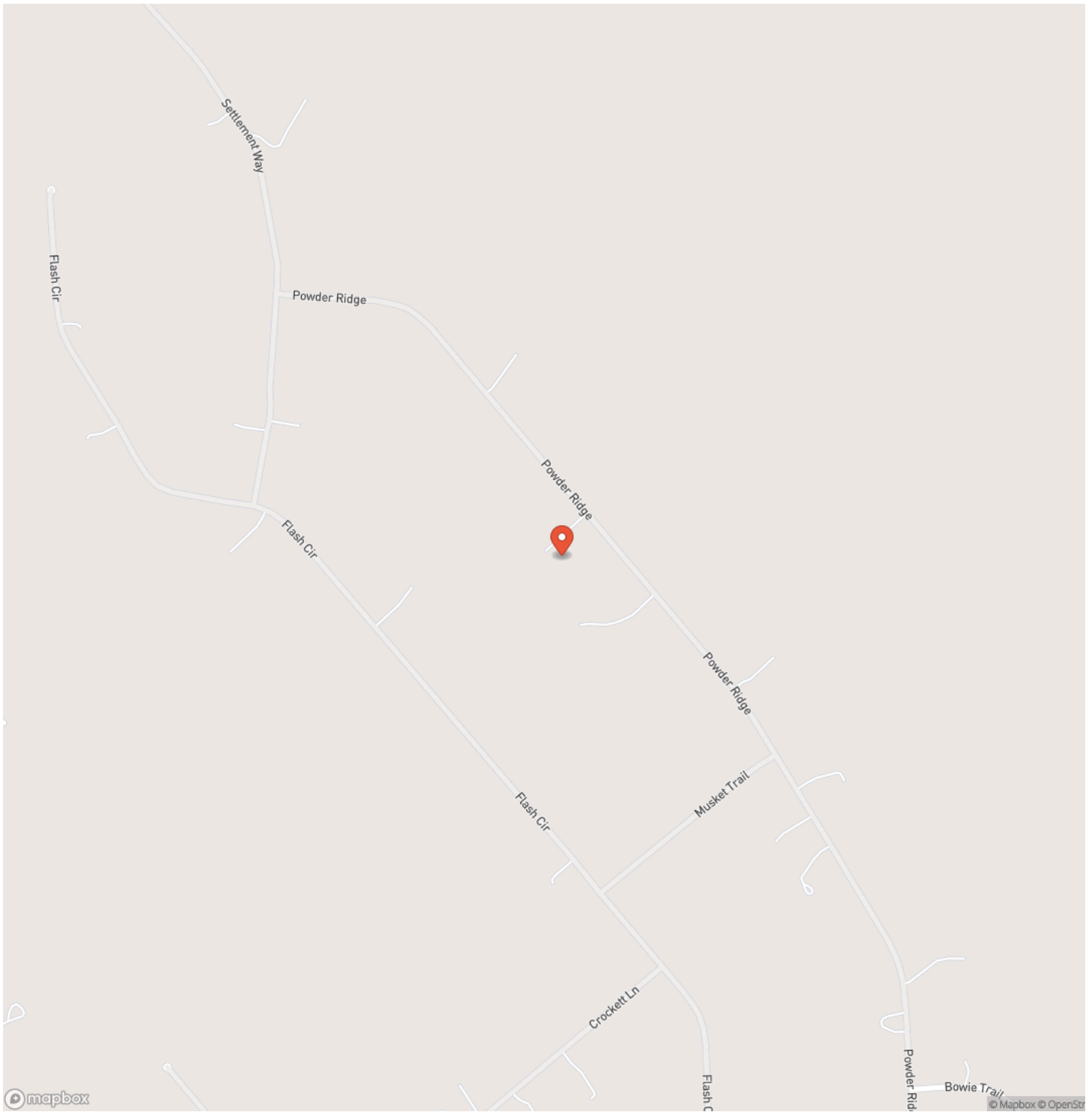
## Included Items

All kitchen appliances, outdoor furniture, water softener, gates, and blinds convey.

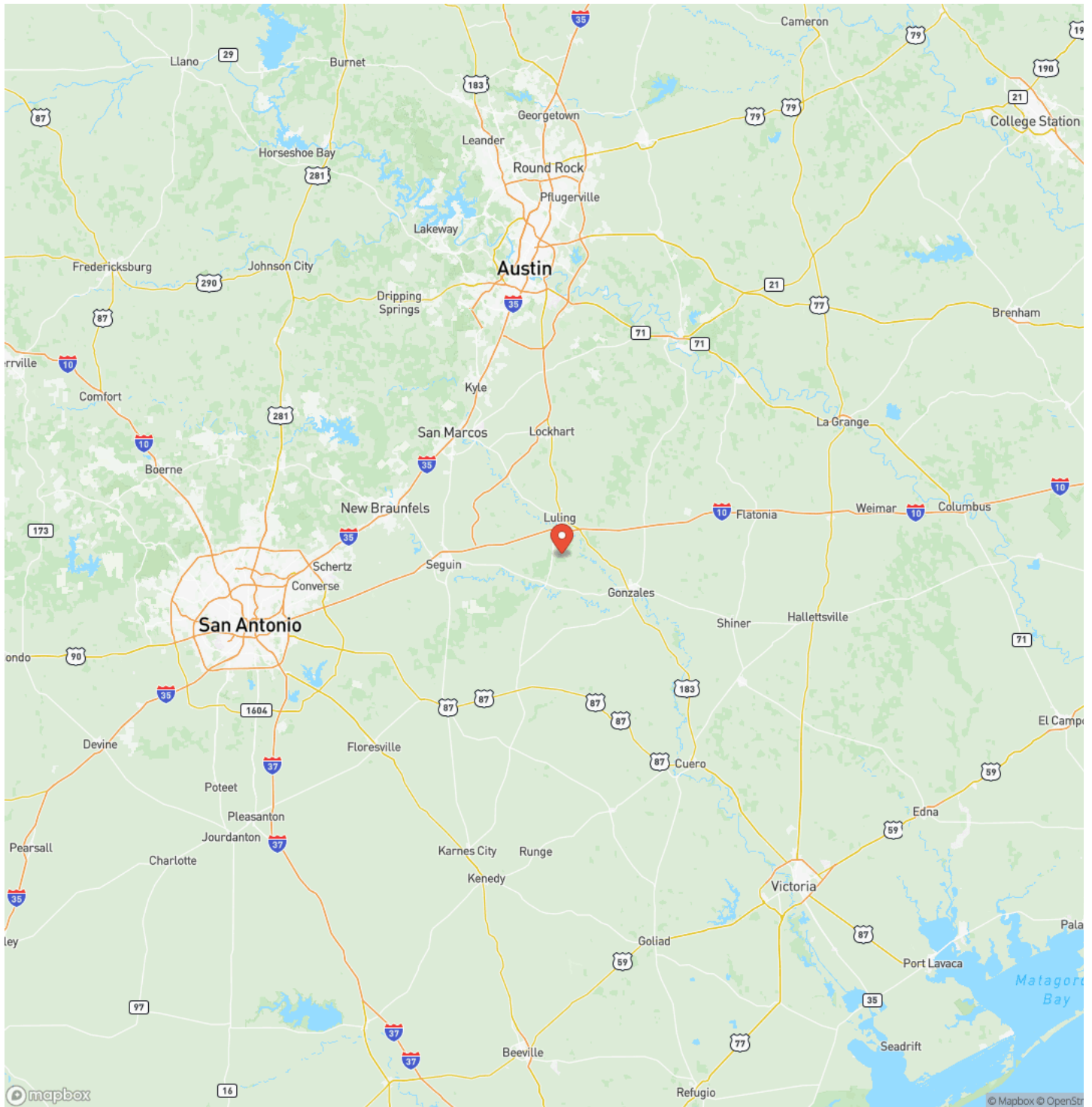
**Longleaf Hollow Ranch - 5 acres**  
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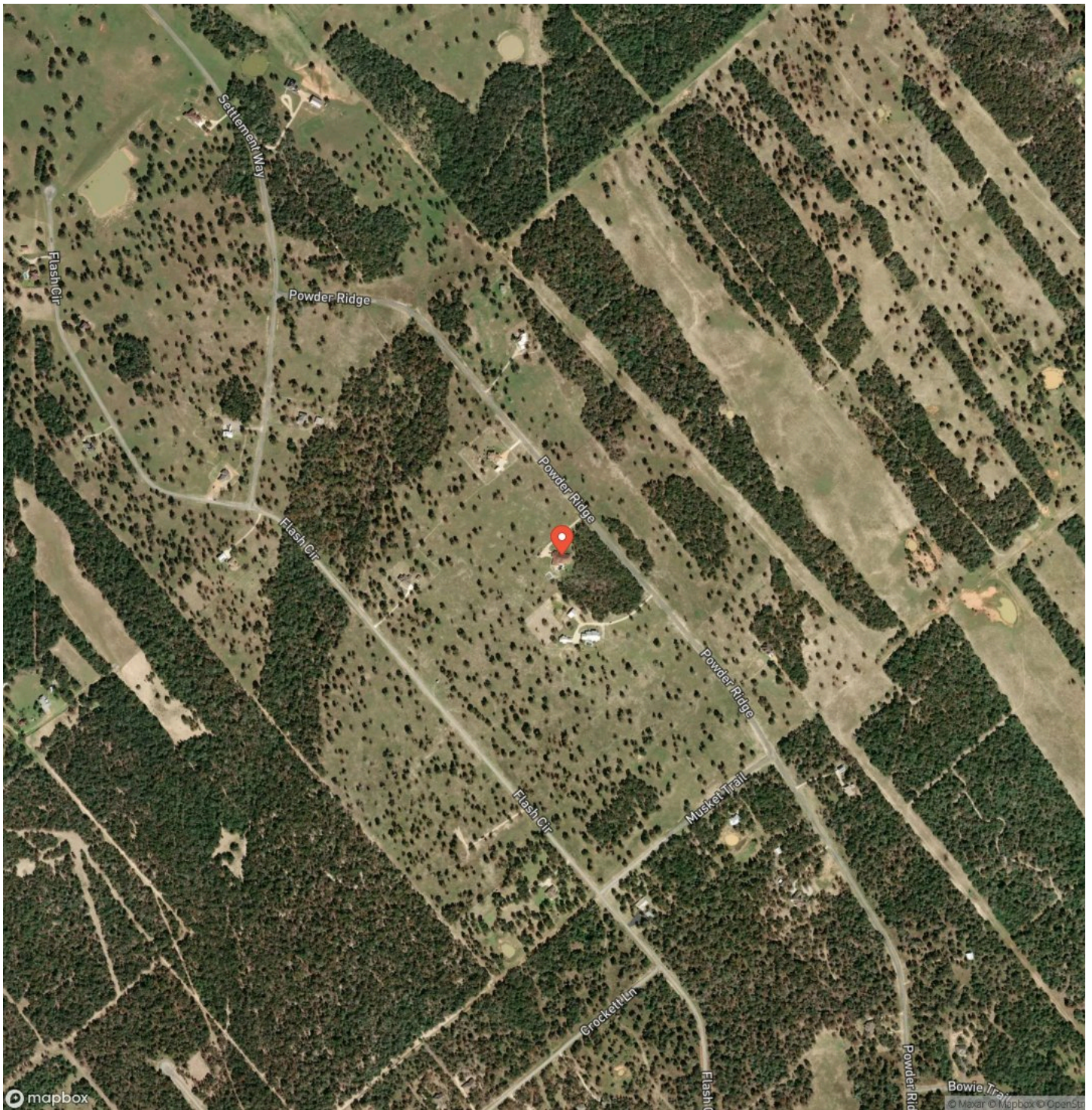
## Locator Map



## Locator Map



## Satellite Map





**LISTING REPRESENTATIVE**  
**For more information contact:**



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**NOTES**

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## **DISCLAIMERS**

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company. All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction. Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.

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