

Longleaf Hollow Ranch - 10 acres
547 Powder Ridge
Luling, TX 78648

\$1,449,000
10± Acres
Gonzales County



Longleaf Hollow Ranch - 10 acres
Luling, TX / Gonzales County

SUMMARY

Address

547 Powder Ridge

City, State Zip

Luling, TX 78648

County

Gonzales County

Type

Ranches, Single Family, Recreational Land, Residential Property

Latitude / Longitude

29.589493 / -97.642748

Dwelling Square Feet

5,340

Bedrooms / Bathrooms

3 / 4

Acreage

10

Price

\$1,449,000

Property Website

<https://ranchrealestate.com/property/longleaf-hollow-ranch-10-acres/gonzales/texas/92483/>



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PROPERTY DESCRIPTION

A PRIVATE 10-ACRE ESTATE — LONGLEAF HOLLOW RANCH
The Settlement at Patriot Ranch, Luling, TX

OVERVIEW

Welcome to Longleaf Hollow Ranch, a refined Hill Country retreat inside the gated community of The Settlement at Patriot Ranch in historic Luling, Texas. Set on 10 acres (available to purchase 5 acres only), this custom-built residence blends craftsmanship, comfort, and country living—just a short drive from Austin, San Antonio, and New Braunfels.

HOME HIGHLIGHTS

- One of the premier homes in the community; 5,340 sq ft, meticulously maintained, recently updated, and move-in ready
- Designed for entertaining and everyday living with an open layout, abundant natural light, and thoughtful details
- Single-story plan: 3 bedrooms | 4 full baths | 2 full primary suites | 5,340 sq ft
- Living areas: Office, media room with projector, formal and casual dining, den with 18-ft ceilings, 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, 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

RECENT UPDATES & SYSTEMS

- New roof and 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 and 350 gal)
- ADT security system | GVTC high-speed internet

OUTDOOR LIVING

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

LAND & COMMUNITY

- 5 acres (+ optional 5 additional acres available)
- Ag exemption eligible via free-roaming cattle
- Wildlife: Red stag, blackbuck antelope, waterbuck, whitetail deer, turkey
- HOA: Approx. \$450/year with access to parks and a 12-acre catch-and-release fishing lake
- Over 1,200 acres of driveable roads and scenic views, common areas and natural parks, and the large Patriot Park at the entrance

INCLUDED ITEMS

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

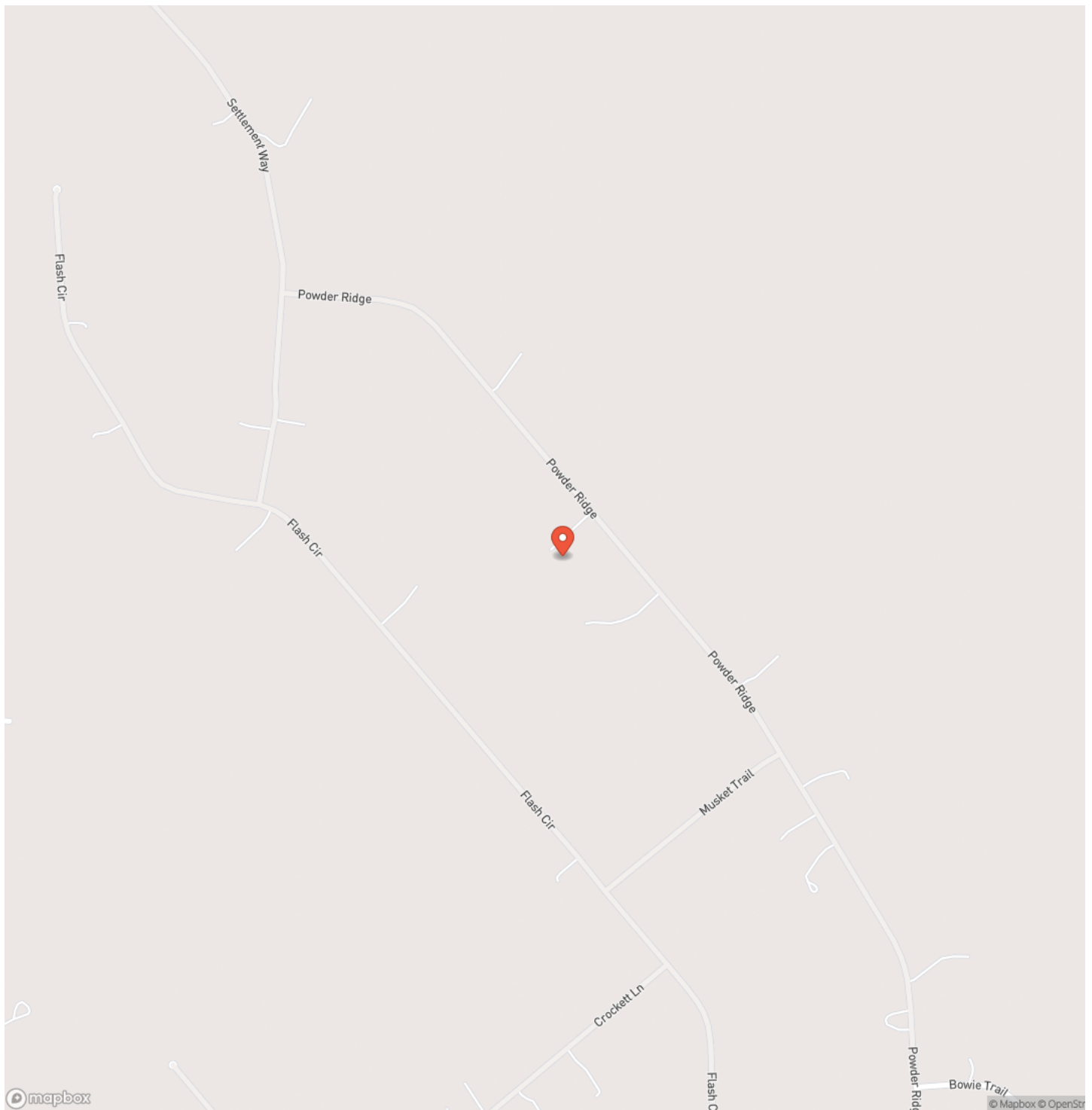
SHOWING INSTRUCTIONS

- Call Colton Harbert at [806-335-5867](tel:806-335-5867)
- 48-hour notice requested

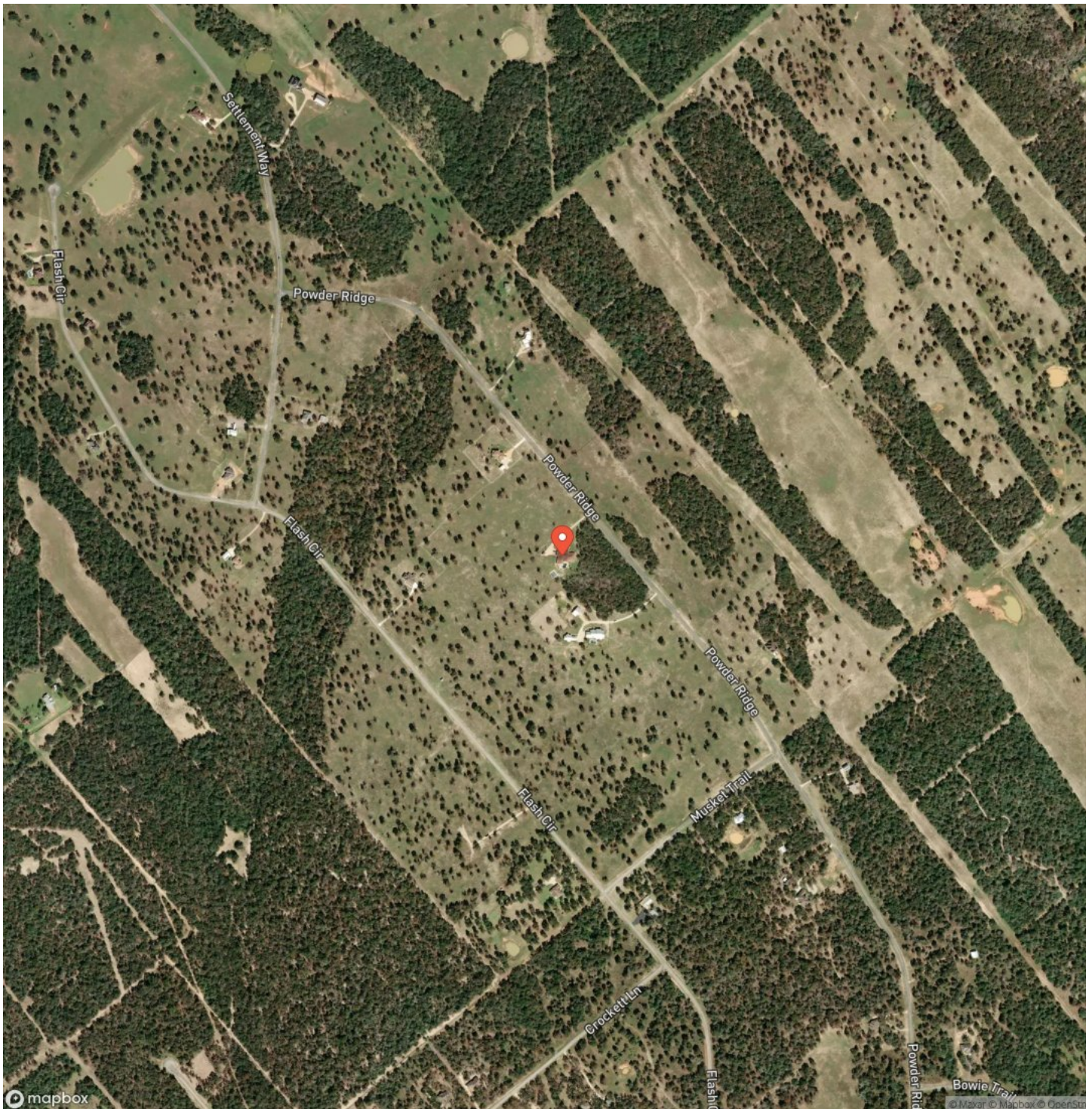
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Locator Map



Satellite Map



Longleaf Hollow Ranch - 10 acres
Luling, TX / Gonzales County

LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

Austin, TX 78602

NOTES

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NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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