

30 Pioneers Ranch
000
Dublin, TX 76446

\$2,312,500
185± Acres
Erath County



30 Pioneers Ranch
Dublin, TX / Erath County

SUMMARY

Address

000

City, State Zip

Dublin, TX 76446

County

Erath County

Type

Farms, Ranches, Recreational Land, Residential Property,
Commercial

Latitude / Longitude

32.171629 / -98.480072

Dwelling Square Feet

1,750

Bedrooms / Bathrooms

2 / 1

Acreage

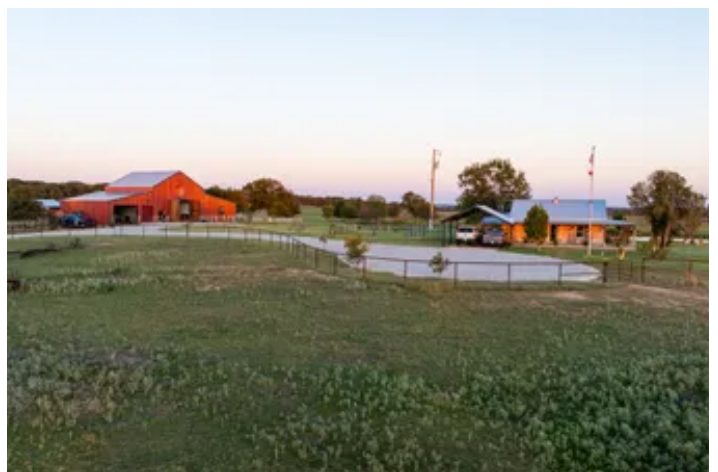
185

Price

\$2,312,500

Property Website

<https://ranchrealestate.com/property/30-pioneers-ranch/erath/texas/68541/>



PROPERTY DESCRIPTION

Overview: This 185-acre ranch is an oasis in the cross-timbers and prairies eco-region of Texas. Simply put, this property is a show-stopper with hard to find WATER! The ranch has a 2-bed / 1-bath remodeled farmhouse, a very clean barn with loft and multiple rooms, cattle pens, a deep year-round pond with multiple other tanks, two newer center pivots, and a pecan grove.

House: This 2-bedroom / 1-bath farmhouse has been completely remodeled with the utmost care and attention. A wraparound porch and screened-in patio make this farmhouse stand out from the rest! The Kitchen features custom Hickory cabinets and views of the pond, while the bedrooms feel spacious and cozy. This farmhouse is the perfect retreat as a full-time residence or a future guest home if a new home is desired.

Barn: The custom 40x100 barn has been well thought out with nice wood finishes, power, and water. It has a loft that can be converted into living space, pull-through double doors, lean-to's for parking equipment, and a custom built-in conex container. On the roof and out of sight, are twenty four, 270 watt solar panels that supplement power to a water well and home. The panels work in conjunction to the existing power on the property.

Land/Improvements: Greeted by a custom gated entrance and pipe perimeter fencing, the land is situated in a rare portion of the county that has EXCELLENT GROUND WATER and conducive soil substrates! Apart from this, the terrain gives way to a gentle roll with back drops of nice wooded hilltops and good sized neighbors. The property is cross-fenced into several improved pastures for rotational grazing, a scenic grove of pecan trees is present, 4 stocked tanks, And 6 water wells throughout. There are 2 BRAND NEW center pivots measuring 16 & 35+/- Acres in circumference. A NEW set of custom cattle pens with a covered working chute is in place along with a nice trap system. The covered chute is on a concrete slab with ample space to keep you out of the mud and the sun off your back. Water and electricity is in place to the working area as well.

Wildlife: This ranch also brings added value to the avid sportsman. With large neighbors and little hunting pressure the white tailed deer population is favorable, including dove, turkeys, periodic waterfowl, and hogs.

Ground Water: 6 water wells in total are in place with 3 currently in use and the remaining 2 that will be hooked up to solar to power the pivots.

Surface Water: 4 stocked tanks are present with the largest being roughly an acre big. This 1+/- acre tank is lined and covered with about 8-10" of clay to ensure year round water. Water supplementation is in place by a well to ensure water during a drought. Another feature is a floating dock and fish feeder in place. The tanks are stocked with Largemouth Bass, Channel Catfish, and Coppernose Bluegill.

Hay and Cattle production: Currently the Hay production being a coastal bermuda mix, on an average yearly rainfall, is roughly 100 4x5 bales. It is estimated to be around 300 bales with the pivot systems functioning. A small herd of angus cattle are also integrated into the ranch with the ability to hold more animal units.

Fencing: Fencing condition ranges from excellent to good

Misc: Half a mile of road frontage, transmission lines running through the ranch, .5 miles of road frontage

Showings are done by appointment only with the required 48-hour notice. The 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. Contact listing agent for seller preferred title company.

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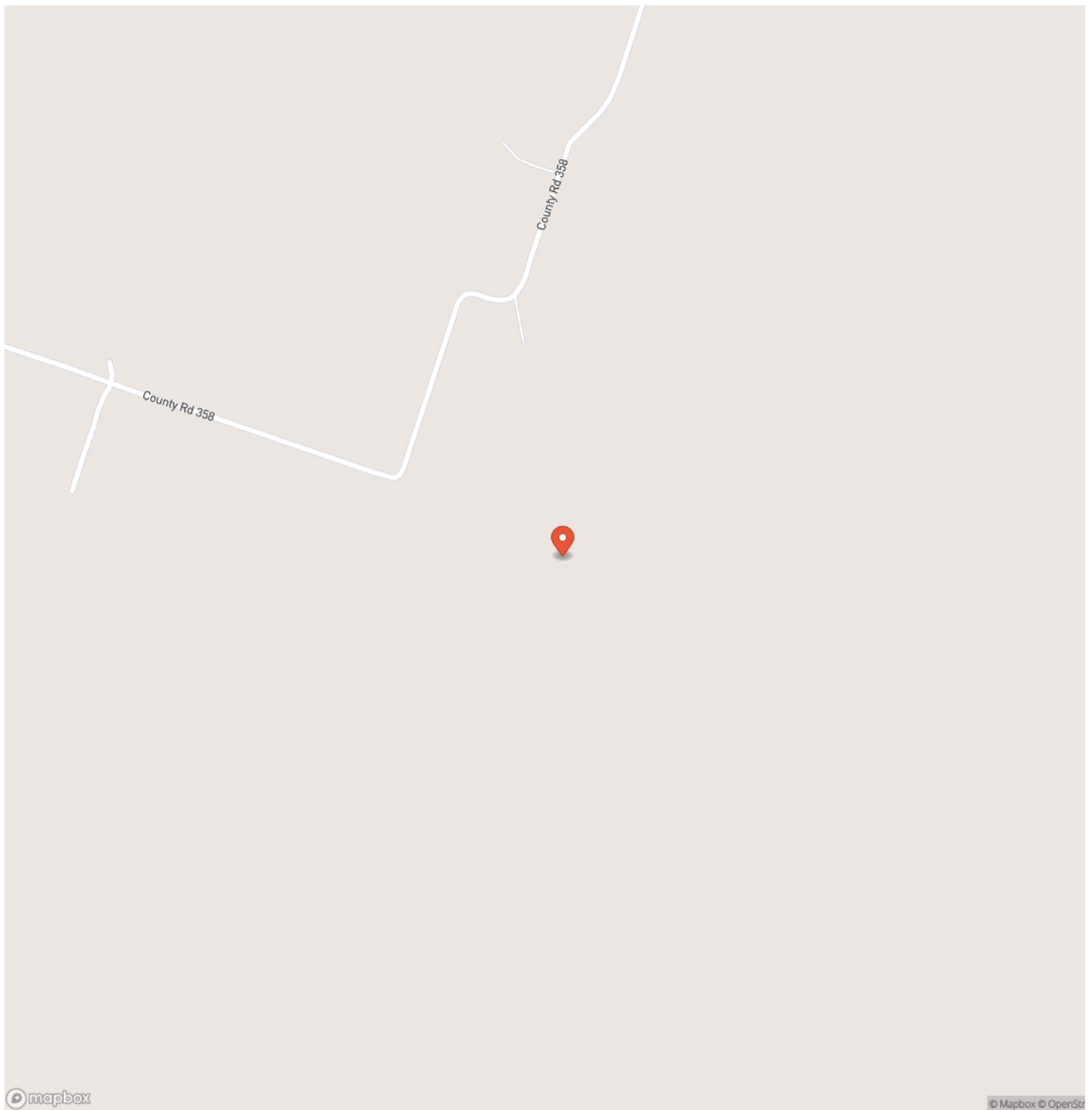
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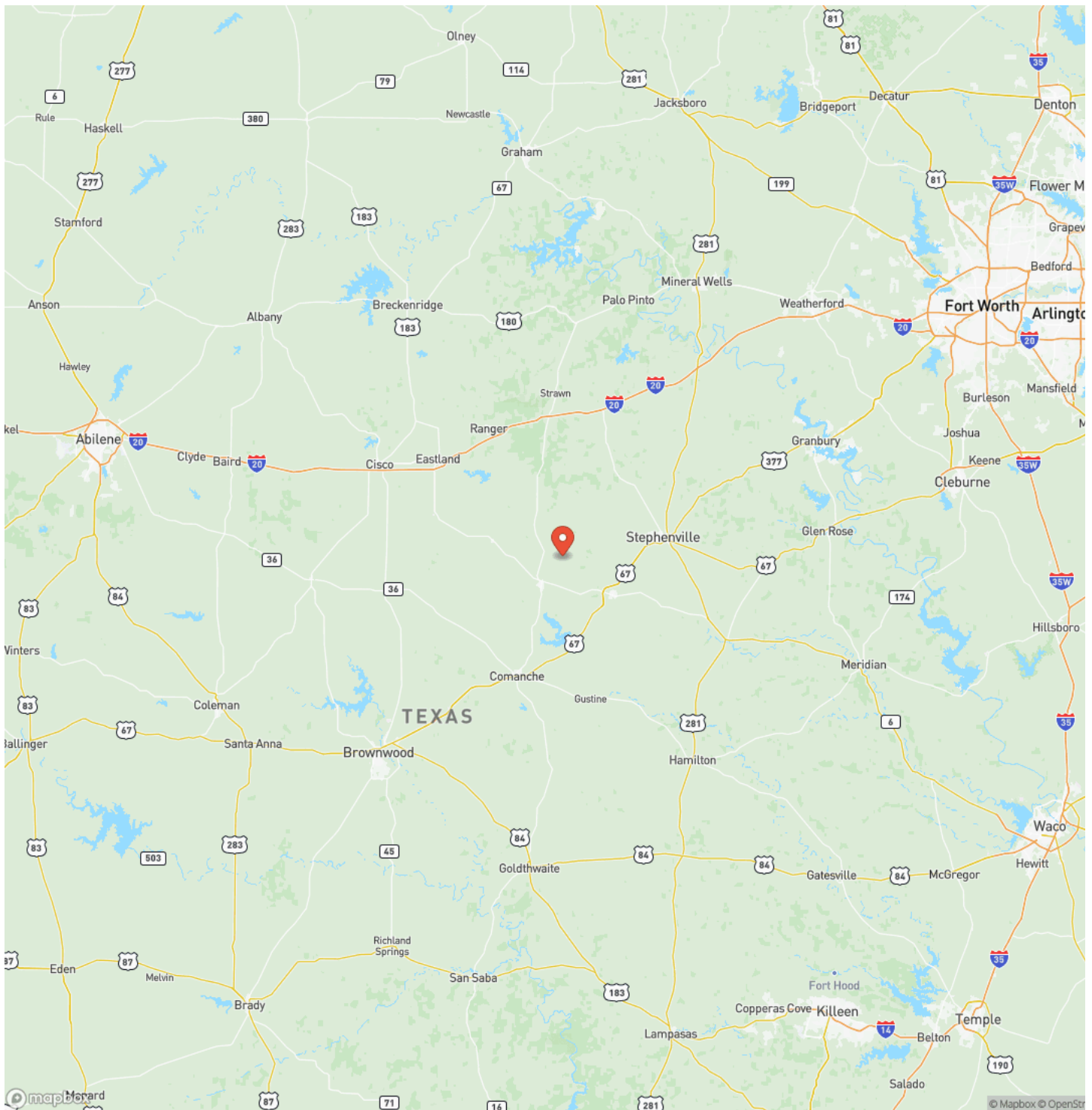
30 Pioneers Ranch
Dublin, TX / Erath County



Locator Map



Locator Map



Satellite Map



30 Pioneers Ranch

Dublin, TX / Erath 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

This image shows a single sheet of white paper with horizontal 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.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.

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