

**Dunn Ranch**  
930 County Road 357  
Gause, TX 77857

**\$1,099,000**  
80.270± Acres  
Milam County



**Dunn Ranch**  
**Gause, TX / Milam County**

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**SUMMARY**

**Address**

930 County Road 357

**City, State Zip**

Gause, TX 77857

**County**

Milam County

**Type**

Ranches, Residential Property, Hunting Land, Single Family, Recreational Land

**Latitude / Longitude**

30.800314 / -96.711363

**Dwelling Square Feet**

1796

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

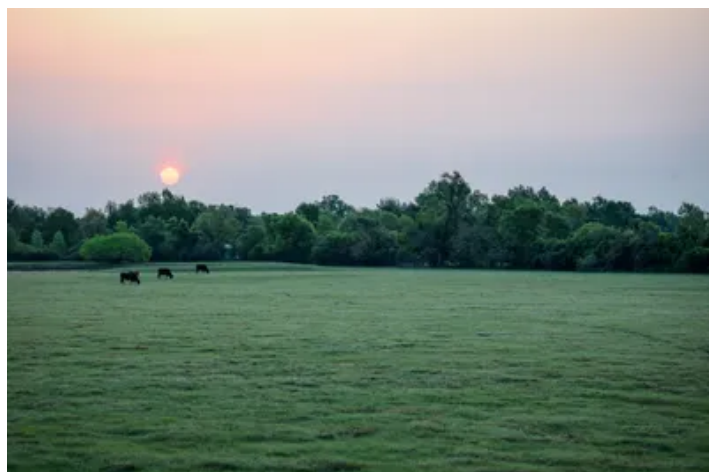
80.270

**Price**

\$1,099,000

**Property Website**

<https://ranchrealestate.com/property/dunn-ranch-milam-texas/79276/>



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**PROPERTY DESCRIPTION**

Welcome to the Dunn Ranch, a serene 80-acre property located in Gause, TX. This picturesque ranch is fully equipped for a recreational retreat, offering improved pastures, cross fencing, and functional working pens, allowing you to begin your cattle operation without delay. The 1,796 sq. ft. home boasts 3 bedrooms and 2 bathrooms, serving as the perfect peaceful escape from the busy city life. The home has water supplied by the Gause water supply and Entergy electric. In addition to the residence, this property includes a historic home as well as an additional water well and electrical.

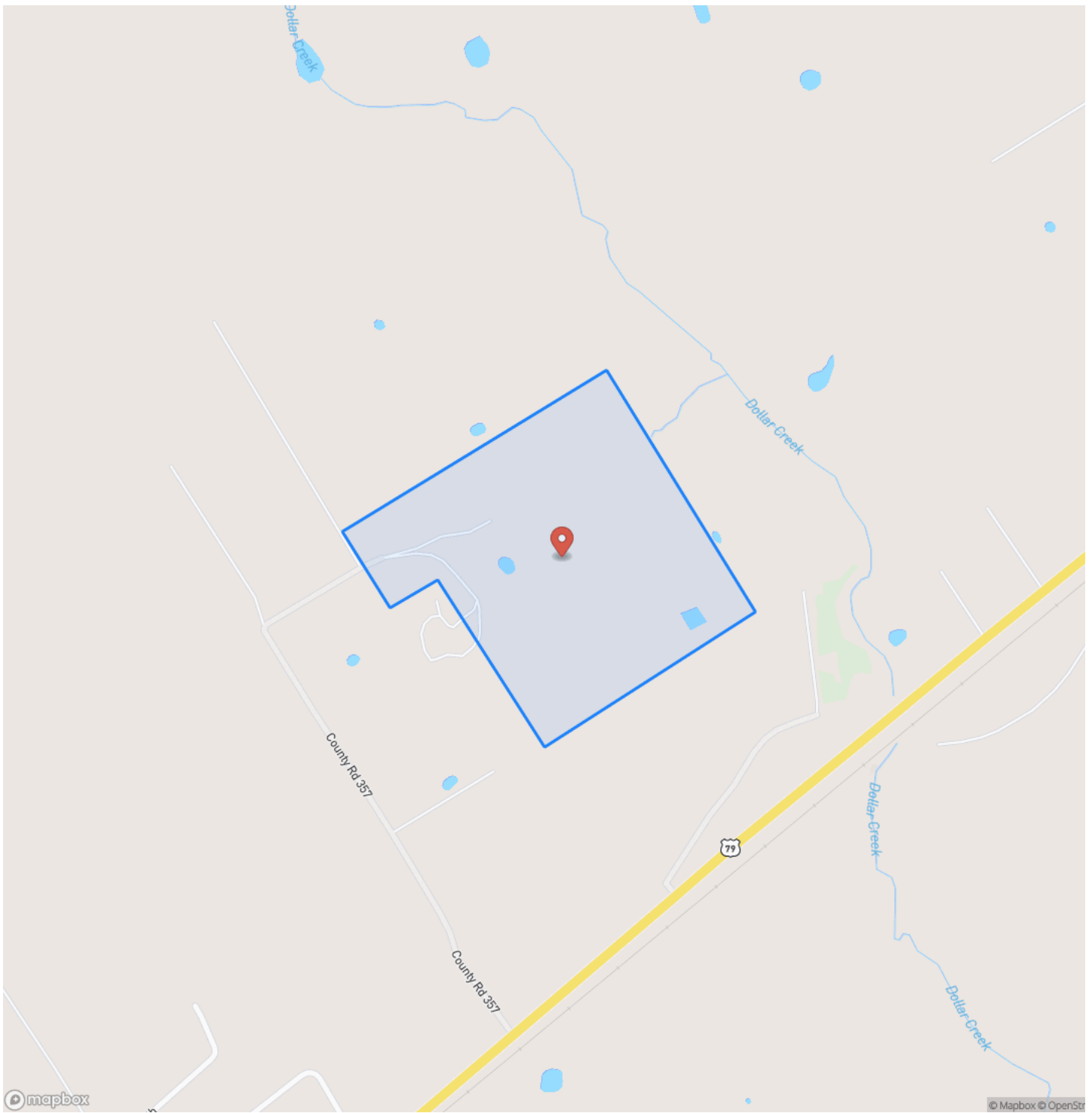
A 40 x 40 shop with concrete floors provides ample space to store your farm equipment, keeping it protected from the weather. Additionally, the property features two stocked ponds that not only supply water for the livestock but also offer a tranquil spot for a relaxing evening of fishing.

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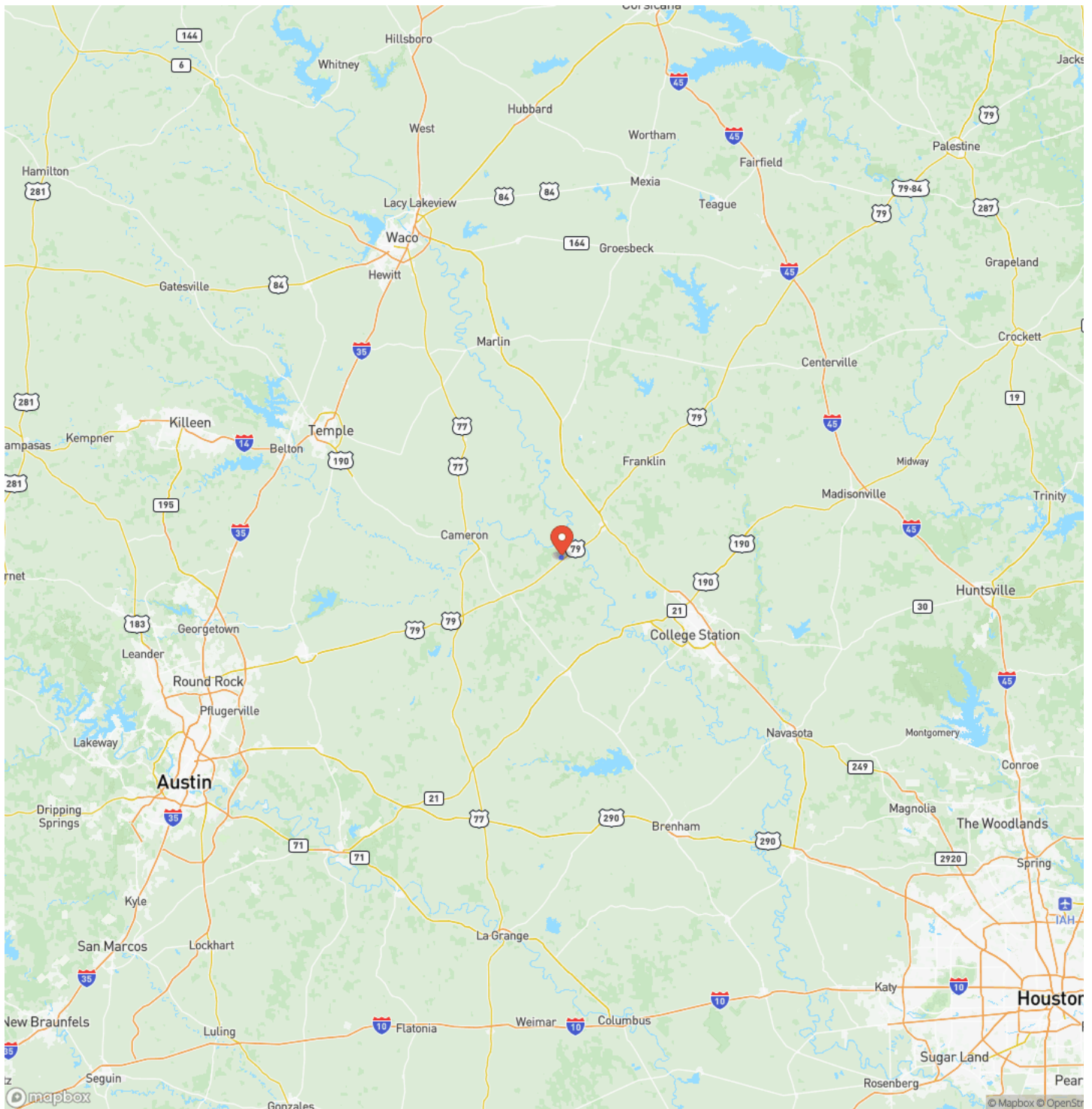
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## Locator Map



# Locator Map



## Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Cameron McCoy

**Mobile**

(979) 220-1037

**Email**

Cameron@CapitolRanch.com

**Address**

**City / State / Zip**

Wheelock, TX 77882

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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