

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**

1750

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

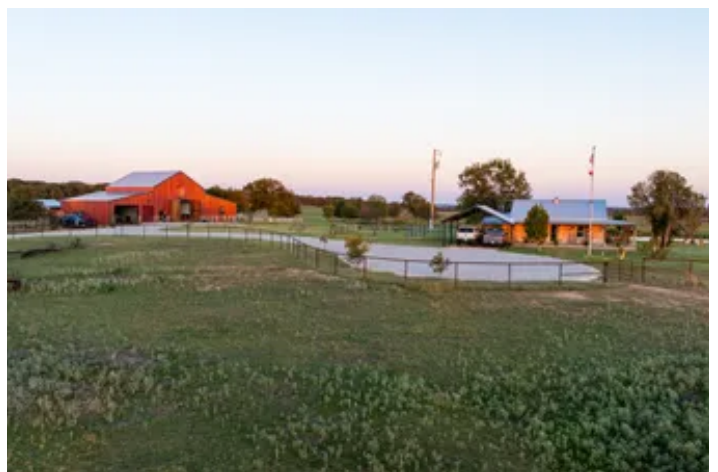
185

**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 NEW 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.

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. 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

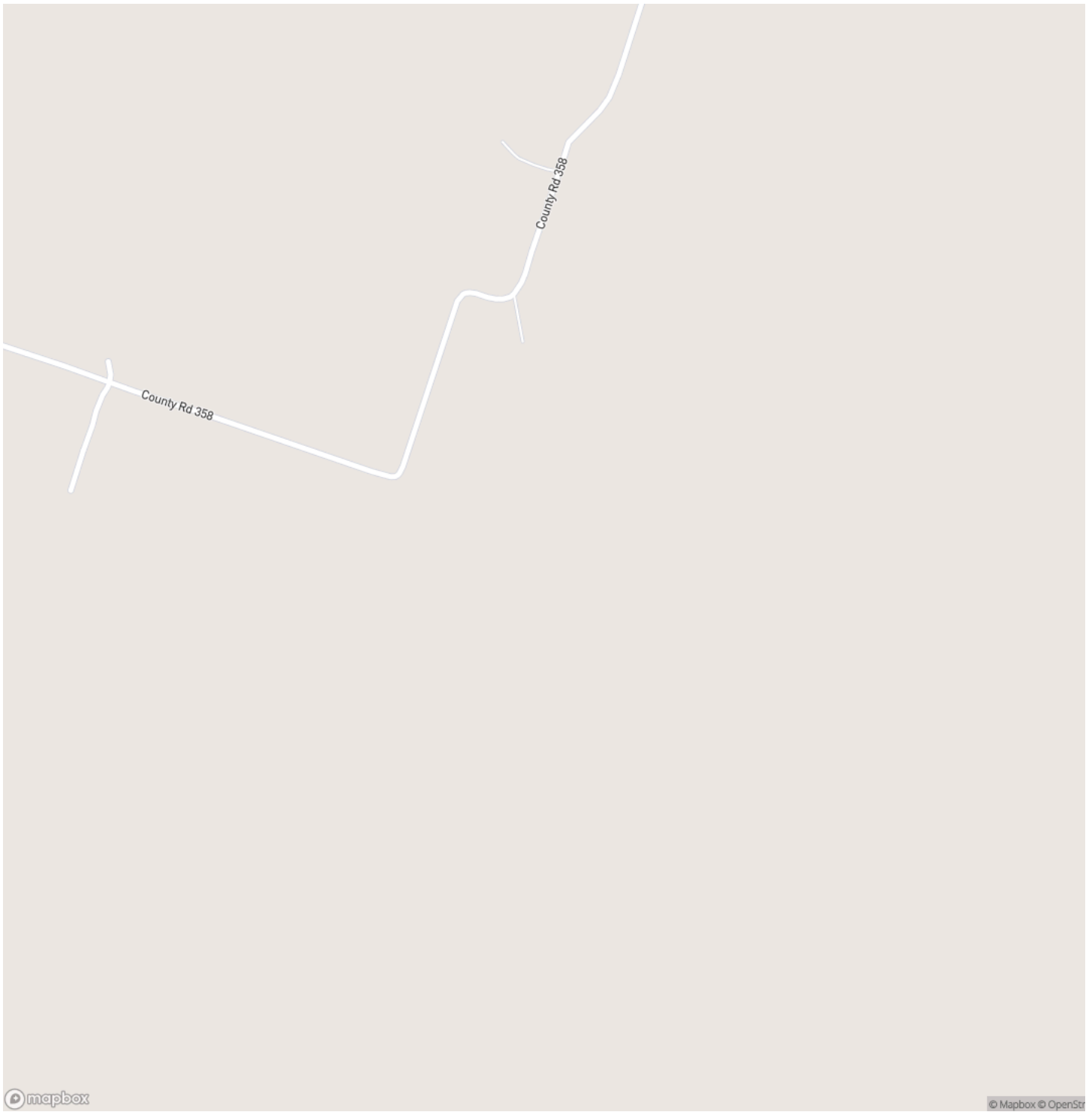
properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or 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.

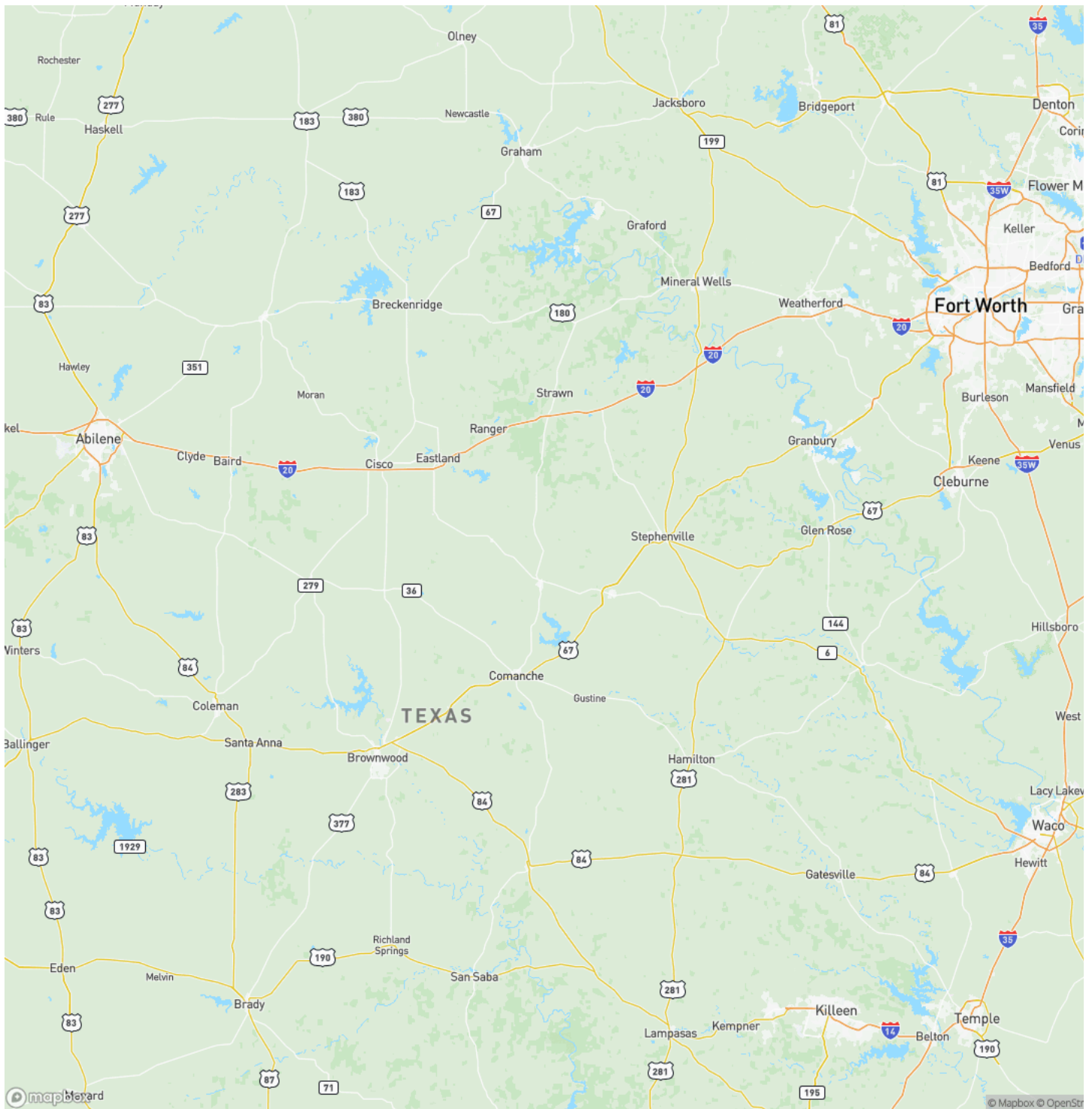
30 Pioneers Ranch  
Dublin, TX / Erath County



## 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**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---



## **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.

---

**Capitol Ranch Real Estate, LLC**  
12405 Schwartz Road  
Brenham, TX 77833  
(979) 530-8866  
[www.RanchRealEstate.com](http://www.RanchRealEstate.com)

---