

12570 FM 530, Hallettsville -- 115.087 Acres  
12570 FM 530  
Hallettsville, TX 77964

**\$2,000,000**  
115.080± Acres  
Lavaca County



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**Hallettsville, TX / Lavaca County**

**SUMMARY**

**Address**

12570 FM 530

**City, State Zip**

Hallettsville, TX 77964

**County**

Lavaca County

**Type**

Hunting Land, Recreational Land, Ranches

**Latitude / Longitude**

29.355209 / -96.76614

**Dwelling Square Feet**

2192

**Bedrooms / Bathrooms**

3 / 3.5

**Acreage**

115.080

**Price**

\$2,000,000

**Property Website**

<https://bubelarealestate.com/property/12570-fm-530-hallettsville-115-087-acres-lavaca-texas/96919/>



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### **PROPERTY DESCRIPTION**

Experience a Quintessential Texas Ranch Lifestyle at the Magnificent 6W Gerhardt Ranch - A 115-Acre Ranch South of Hallettsville

**HALLETTSVILLE, TX** - We are proud to present an exceptional opportunity to acquire the 6W Gerhardt Ranch, a stunning 115.0870-acre property located at 12570 FM 530, Hallettsville, TX 77964. This meticulously improved ranch offers upscale country living, diverse recreational and ranching opportunities, plus unparalleled investment potential.

#### **Acreage and Topography:**

Spanning 115.0870 acres, the 6W Gerhardt Ranch boasts a captivating and diverse landscape with multiple elevations and rolling terrain, featuring a notable +/- 60 feet of elevation change from the tranquil creek bed. This varied topography creates stunning vistas and offers a dynamic environment for both recreation and livestock.

#### **Water Features & Natural Beauty:**

The property is a true oasis, graced by a meandering creek and three well-maintained ponds, providing ample water for wildlife and livestock with no floodplain. Live oaks are scattered throughout, enhancing the scenic beauty and offering natural shade and habitat.

#### **The Main Residence - A Fully Remodeled Masterpiece:**

The heart of the 6W Gerhardt Ranch is an exquisite 2,192 sq ft home, completely remodeled in 2023 to high standards. Featuring a durable standing seam metal roof and timeless brick exterior, this residence combines timeless charm with modern sophistication.

- Open Concept Living: The interior showcases an inviting open-concept floor plan, ideal for entertaining and family gatherings. A warm wood-burning fireplace anchors the main living area.
- Gourmet Kitchen: The chef's kitchen is a culinary delight, equipped with elegant Silestone counters, a sleek stainless-steel sink and appliances, and a practical center island with seating for three.
- Dining: A spacious breakfast/dining area flows seamlessly from the kitchen to the living room.
- Luxurious Master Suite: The generous 22' x 14' master suite is a private retreat, featuring a lavish bath with a soaking tub, a large walk-in shower, and a double vanity. A private door provides direct access to the back patio. The master bath also benefits from an instantaneous gas water heater.
- Additional Amenities: The home includes two additional bedrooms and 2.5 bathrooms, a nice-sized utility room with space for an extra refrigerator, a Texas closet for ample storage, and consistent tile flooring throughout for ease of maintenance.

#### **Outdoor Living & Entertaining:**

The ranch embraces outdoor living with a welcoming front covered patio and an impressive back patio designed for ultimate relaxation and entertainment. This outdoor oasis features a built-in Coyote Brand grill, sink, refrigerator, and a dedicated TV for game watching - perfect for hosting gatherings or simply enjoying the serene surroundings.

#### **Outbuildings & Agricultural Infrastructure:**

Supporting both recreational and agricultural pursuits, the property includes:

- Metal Shop: An expansive 1,800 sq ft (30x50) metal shop, complete with electricity and water, providing ample space for equipment, hobbies, or storage.
- Hay Barn: A dedicated hay barn ensures convenient storage for feed.
- Cattle Facilities: Robust cattle pens with a squeeze chute and a lean-to barn cater to livestock operations, making it an ideal setup for a working ranch.

#### **Utilities & Services:**

The ranch is well-appointed with essential utilities:

- Electric: Reliable service from San Bernard Electric.
- Propane: An owned propane tank supplies gas for the home.
- Water: A private well with a water softener ensures a consistent and high-quality water supply.

#### **Unrivaled Investment Potential:**

One of the most compelling features of the 6W Gerhardt Ranch is its massive road frontage - over 3,000 feet on CR 152 and more than

1,500 feet on FM 530. This extensive frontage not only provides exceptional access but also offers significant long-term investment potential for future development or subdivision, a key consideration for today's savvy land buyer looking for investment appreciation.

#### Recreation & Lifestyle:

Whether you're an avid hunter or a cattle enthusiast, this property offers excellent opportunities. The cross-fenced pastures are perfect for livestock rotation, while the diverse landscape and water sources attract abundant wildlife, making it a prime location for hunting.

#### Summary of Highlights:

- 115.0870 Acres of picturesque Texas land.
- Fully Remodeled 2,192 sq ft Home with 3 beds, 2.5 baths, open concept, and high-end finishes.
- Extensive Outdoor Living with a gourmet outdoor kitchen.
- Scenic Water Features: Creek and three ponds.
- Mature Live Oaks and rolling topography with significant elevation changes.
- Massive Road Frontage on FM 530 and CR 152, offering incredible long-term investment potential.
- Agricultural Infrastructure: 1,800 sq ft metal shop, hay barn, and cattle pens with squeeze chute.
- Prime Location south of Hallettsville.

The 6W Gerhardt Ranch represents a unique opportunity to own a turnkey luxury ranch that seamlessly blends modern comforts with authentic rural charm, all while holding substantial future value.

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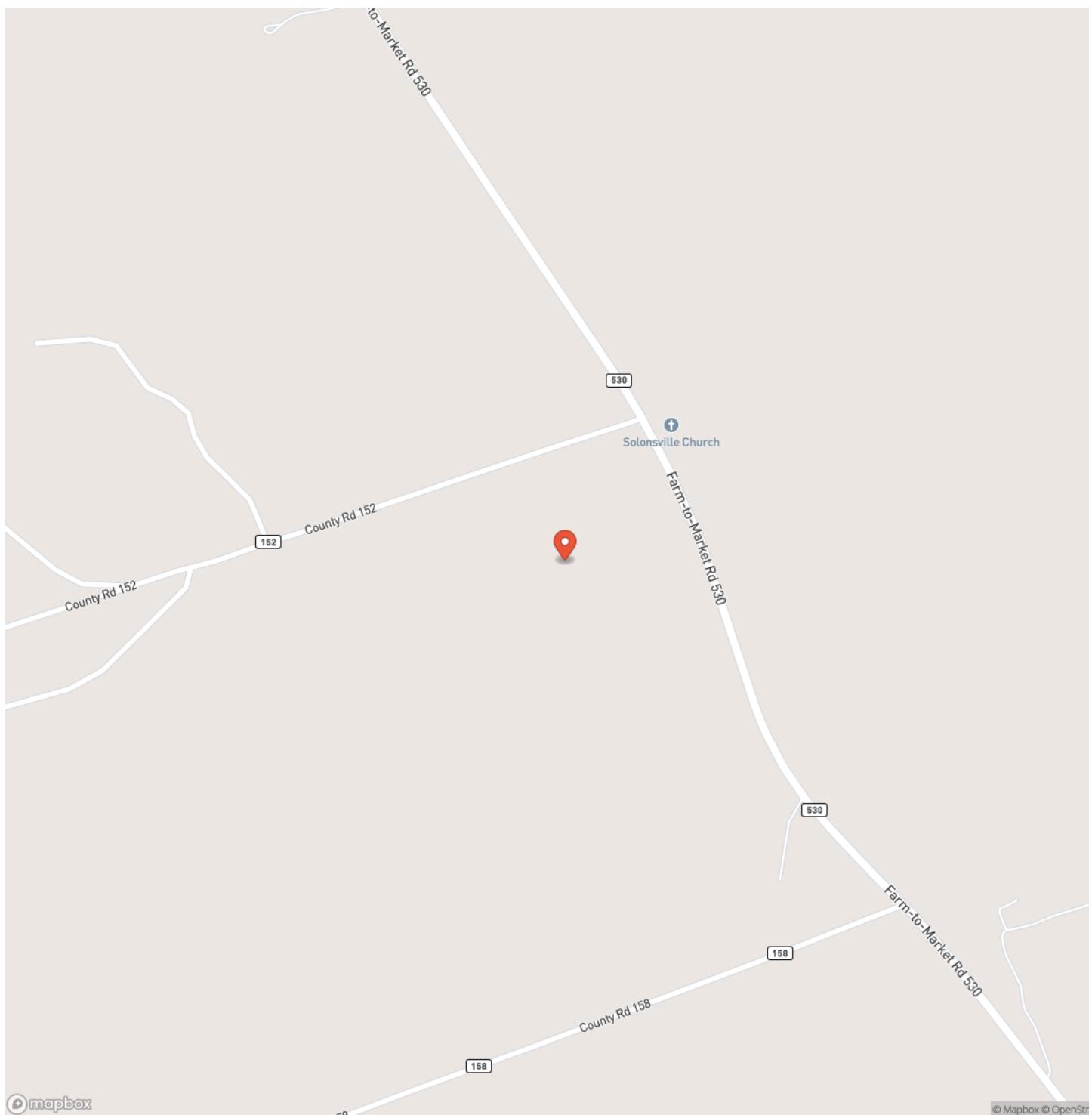
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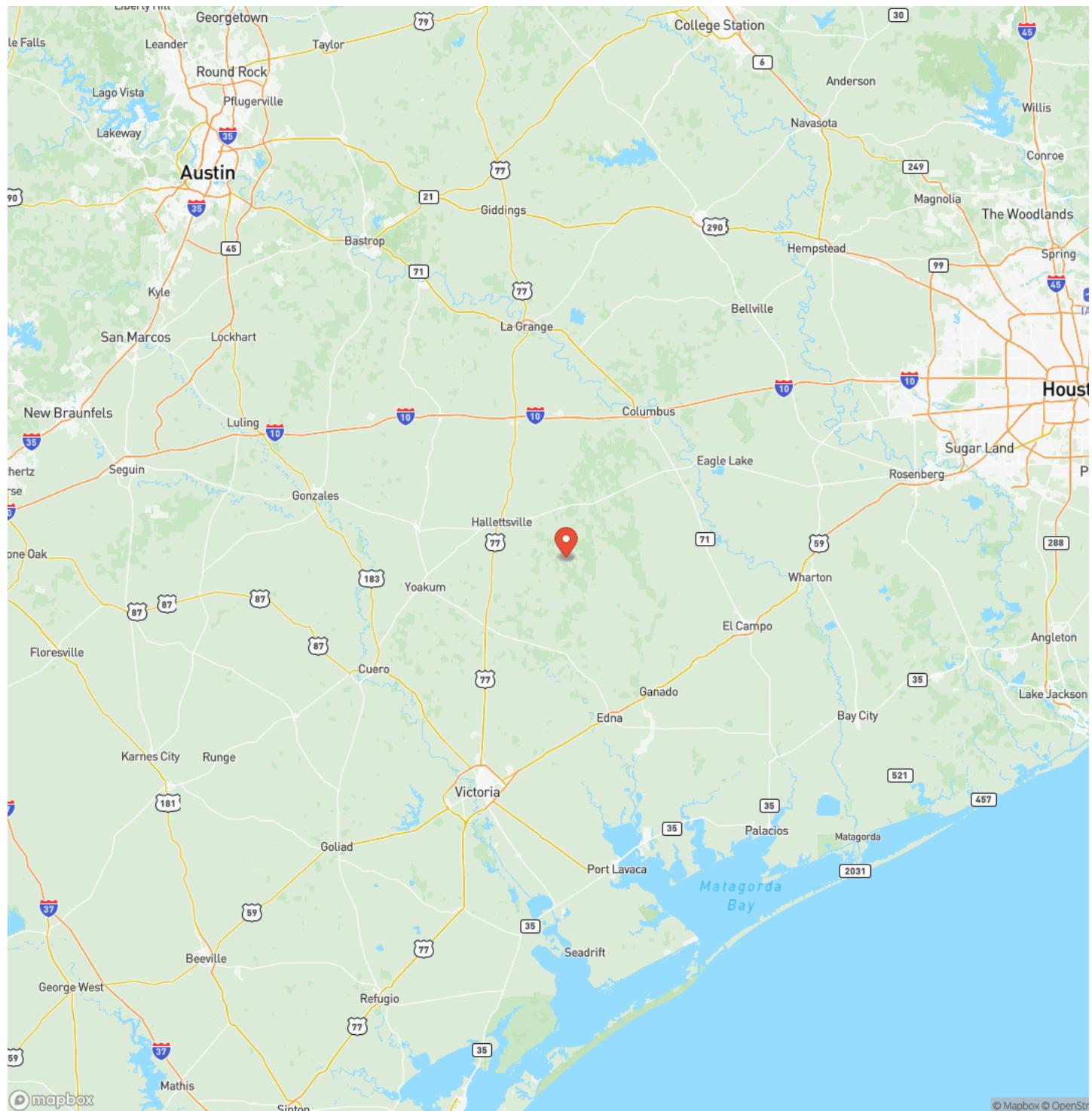
## Locator Map



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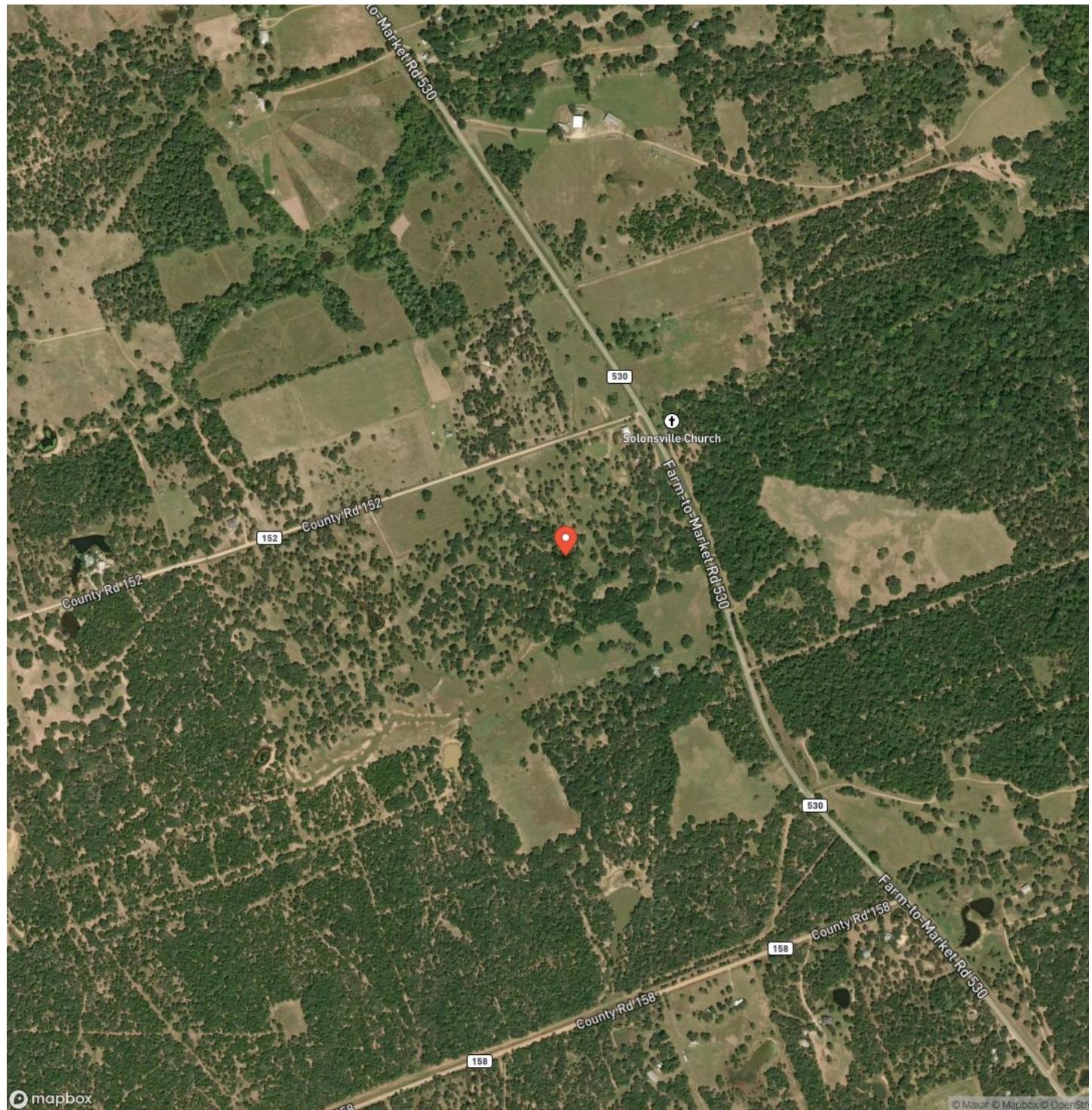
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## Satellite Map



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## **Hallettsville, TX / Lavaca County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

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**City / State / Zip**

## NOTES

## NOTES

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