

Exclusive 6W Ranch
3814 County Road 19
Hallettsville, TX 77964

\$5,995,000
604.930± Acres
Lavaca County



Exclusive 6W Ranch
Hallettsville, TX / Lavaca County

SUMMARY

Address

3814 County Road 19

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

29.360481 / -96.601485

Taxes (Annually)

3306

Acreage

604.930

Price

\$5,995,000

Property Website

<https://bubelarealestate.com/property/exclusive-6w-ranch-lavaca-texas/80016/>



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PROPERTY DESCRIPTION

Discover the epitome of Texas leisure and investment with the 6W Ranch, strategically located just under two hours from Houston, Victoria, and the pristine Texas Coast. Spanning an impressive 604.932 contiguous acres across Lavaca and Colorado Counties, this sanctuary offers an opportunity for those looking for a rare blend of a blank canvas to develop a home site with many improvements already made for hunting, fishing, and ranching. Property Highlights: - Vast Acreage: The ranch encompasses the original ranch which was 473.646 acres in Lavaca County and 11 acres in Colorado, with an expansion of the ranch called the Balusek Purchase in Colorado County. The expansion added an additional 120.286 acres making the ranch 604.932 contiguous acres.

- Improvements: The property is equipped with essential infrastructure including:
 - A water well situated conveniently near the original homestead site, now ready for your future residence or cabin.
 - Two electric meters servicing the property.
 - A large hay barn with both electricity and water, complemented by a smaller feed barn.
- Fishing, Hunting & Pasture: Enjoy a recreational paradise featuring:
 - Six ponds, many stocked for fishing enjoyment.
 - Four well-maintained pastures and a dedicated trap with welded pipe working pens, designed with cattle management in mind.
 - Extensive hunting opportunities with two duck blinds, 5 deer box blinds, 1 tree stand, and six game feeders, for hunting ducks, deer, turkey, and hogs.
- Beautiful Natural Surroundings: The land is graced with approximately 60% dense wooded areas with magnificent 30+ foot oak trees that provide a wildlife sanctuary and shade, while the remaining 40% features more of an open landscape dotted with scattered nice sized cluster of oaks near the road frontage.
- Infrastructure & Maintenance: Internal roads are thoughtfully designed for easy access, ensuring you can monitor feeders, fences, cattle, and other ranch activities seamlessly. The same ranch manager has been dedicated to the property for an impressive 17 years, ensuring operational consistency and care.

Access & Location: With over 5800 feet of CR 19 road frontage, the ranch is easily accessible from different gated entrances along the road while maintaining a sense of seclusion in the heart of South-Central Texas. It's perfectly positioned for business professionals and families looking for a retreat that's both tranquil and within reach of urban conveniences.

Cattle Inventory (As of 3/10/25):

- 38 cows, 33 calves, and 2 bulls available for separate purchase, providing immediate income potential for interested buyers.

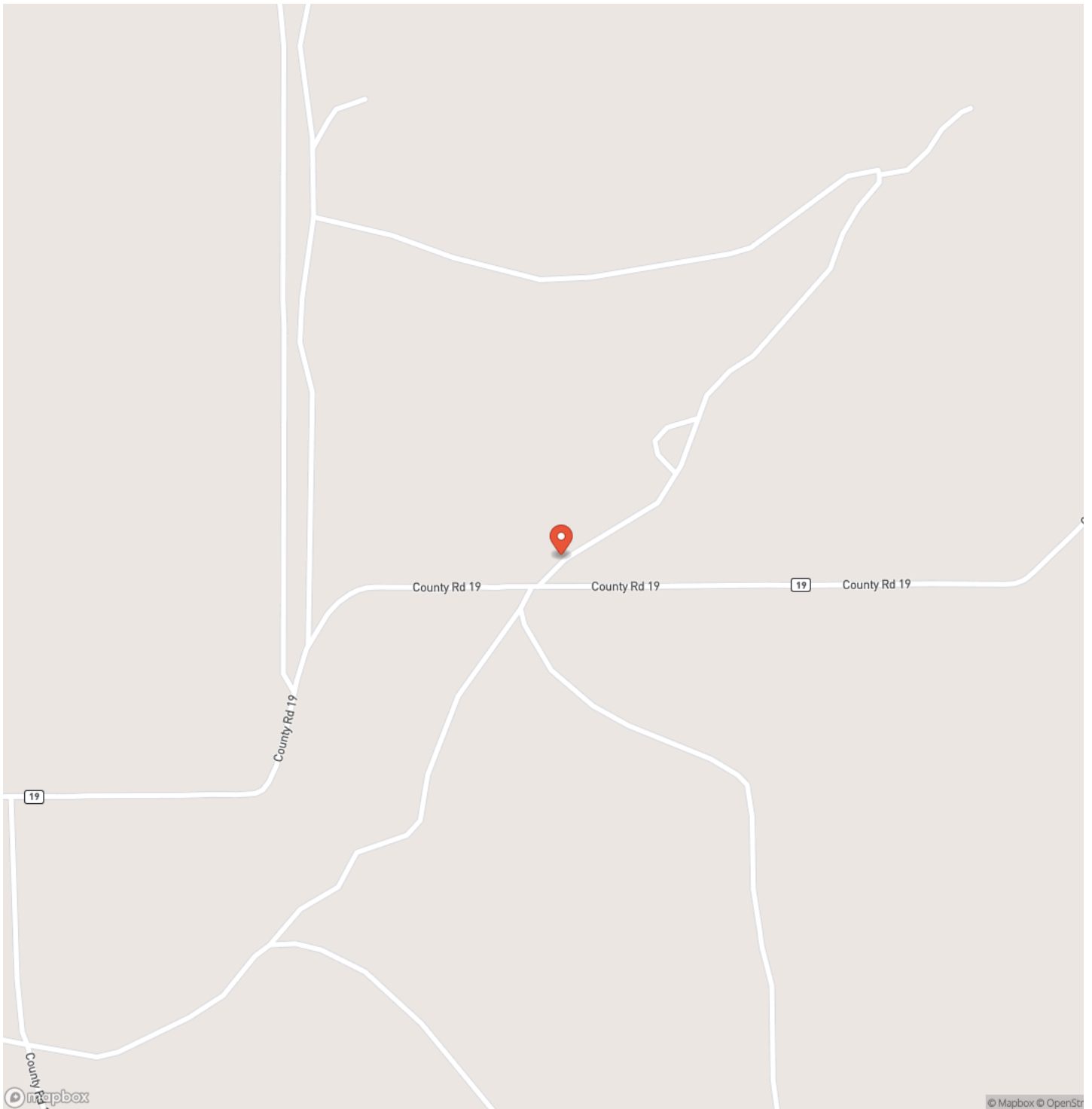
Whether you envision a private family retreat, a sporting lifestyle, or an investment opportunity in the thriving Texas ranch market, the 6W Ranch provides a canvas upon which to create and thrive.

Don't miss an opportunity to own a piece of Texas where leisure meets opportunity. Inquire today for more information or to schedule a private tour.

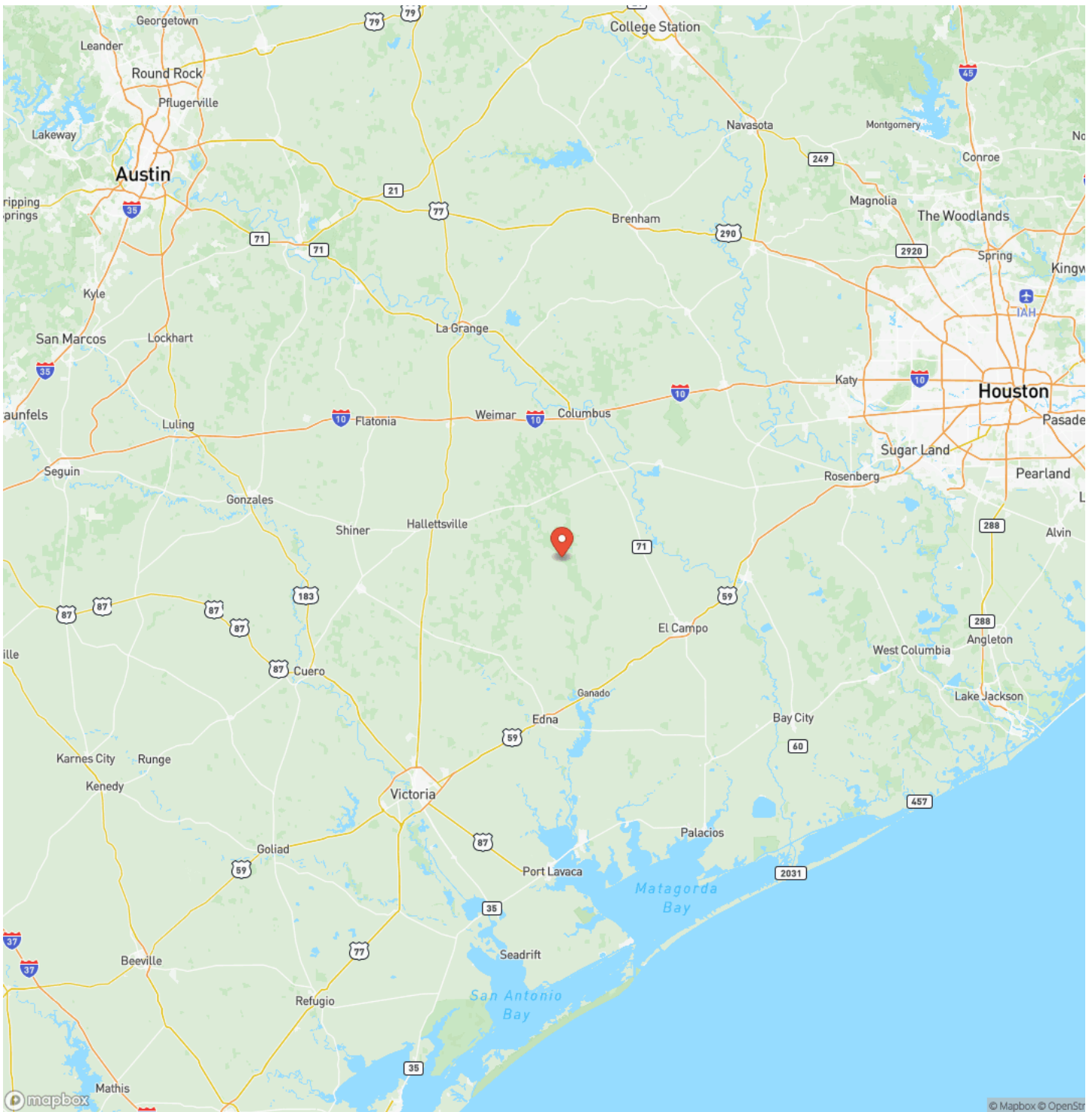
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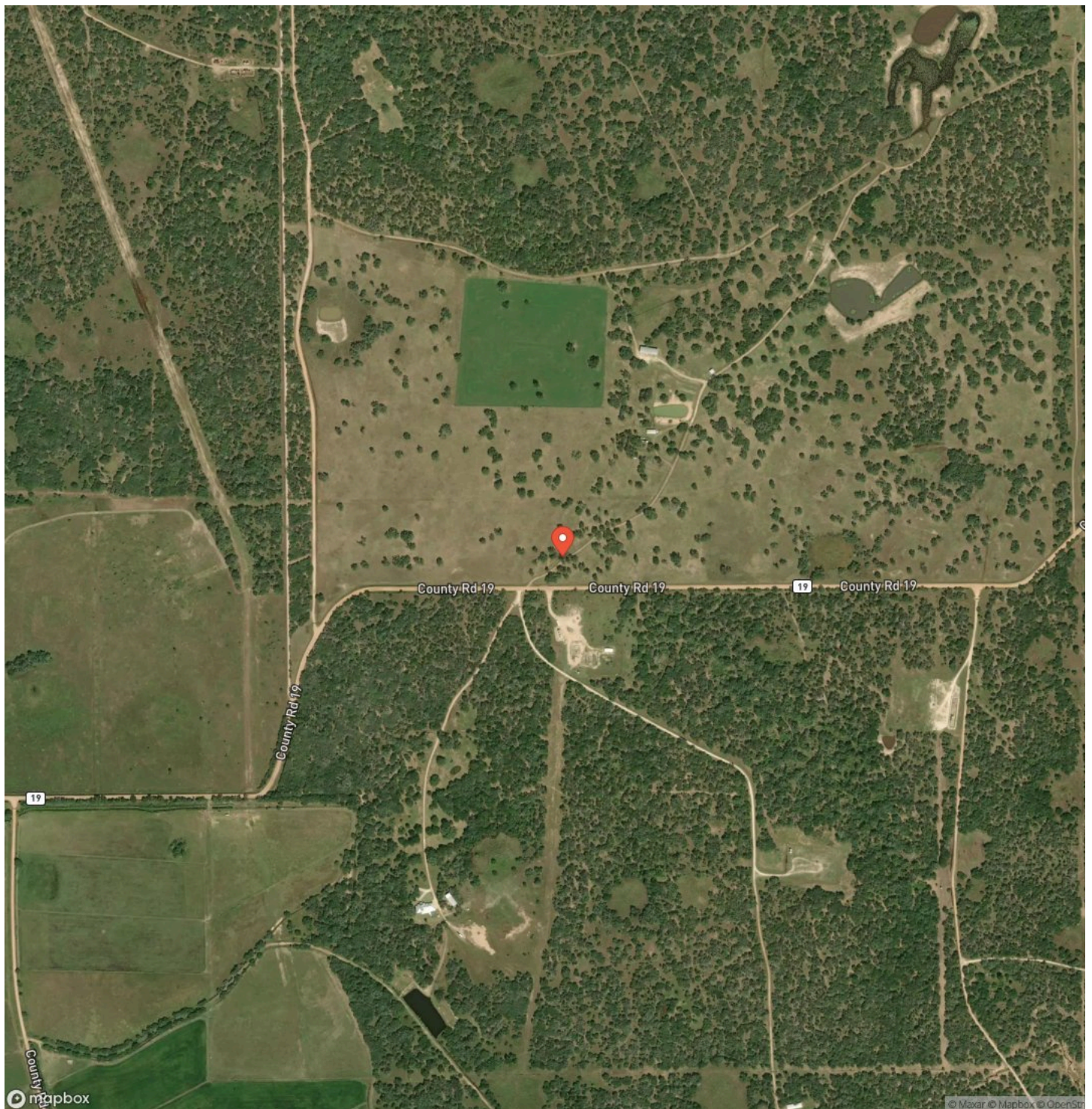
Locator Map



Locator Map



Satellite Map



Exclusive 6W Ranch
Hallettsville, TX / Lavaca County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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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.

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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