

TATE RANCH



Welcome to your very own slice of paradise, a true country living experience! This remarkable property has been in one family for 174 years. The estate stretches an expansive 400 +/- acres. With breathtaking views, recreational opportunities, and a prime location, this is a dream come true for nature enthusiasts, cattle ranchers, and those seeking a serene retreat. Enjoy the picturesque surroundings, where rolling terrain, lush green pastures, and towering live oak trees create an idyllic setting.

LOCATION

- Approximately 2 hours from Houston and Austin
- Located between Victoria and Hallettsville
- Centrally located between Houston, Austin & San Antonio

WILDLIFE

- Bird and Butterfly migrations path
- Turkey, White Tail Deer, Dove, Quail
- Bass

PRICE

\$4,692,000.00

BUBELA REAL ESTATE
(979) 743-4555



IMPROVEMENTS



THE HOUSE

The residence itself exudes warmth and charm, providing a comfortable and inviting space to call your own. The 2-bedroom, 1-bathroom home is a true country living experience. Expansion plans for the home are available as well. If you rather build an additional home, there are multiple homesite options where you can envision building your dream home.



Unwind in the evenings around the cozy fire pit, sharing stories and marveling at the starlit sky. Tate Ranch is in a "dark sky area" of Texas and is wonderful for stargazing.

THE BARN

The 30' x 80' barn/workshop combo provides an excellent opportunity for agricultural pursuits.

The property offers an array of recreational amenities to enhance your lifestyle.



RARE OPPORTUNITY FOR RECREATION AND INVESTMENT

📍 HALLETTSVILLE, TEXAS



CATTLE/LIVESTOCK



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- Fully functional cattle ranch
- Well-fenced featuring multiple pastures for efficient cattle rotation
- Clark's Creek with live water
- 7 grazing pastures with 9039 feet of underground PVC lines to (7) 1000-gallon water troughs and corrals
- Quality fences
- 9 different pastures with a variety of native grasses - ideal for rotating and grazing cattle



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WATER FEATURES



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Several ponds provide natural water sources for livestock and wildlife.

For those hunters, there are great soils for food plots and abundant wildlife such as White-tailed deer, hogs, turkey, dove, duck, and local predators.

Such water sources provide scenic beauty and offer excellent waterfowl hunting during duck season and enjoyable fishing opportunities year-round. Cast a line from the floating docks and fish in the private 4-acre lake stocked with bass.

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 HALLETTSVILLE, TEXAS



THE LAND



THE LAND

The ranch showcases diverse habitats, including areas along Clark's Creek, with majestic oak, elm, cottonwood, and sycamore trees. These bottomlands feature rich alluvial soils supporting mixed pastures and denser brush creating an ideal environment for an array of wildlife.

Explore the vast open spaces, go hiking or horseback riding through the rolling hills, or embark on a thrilling ATV adventure along a half mile of Clark's Creek, flowing with live water.

Please note that mineral rights may be negotiable



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