



GHOLSON CREEK RANCH

349+/- Acres | Hamilton County, TX

Listed at \$2,995,000

Description:

Gholson Creek Ranch is a superbly maintained 349 +/- acre property that is ready for its next steward. The land has been meticulously cared for and the native beauty of the Lampasas Cut Plain creates a wonderful canvas for a primary homestead or recreational retreat. Conveniently located near Hamilton, TX within the renowned Edwards Plateau of Central Texas. Gholson Creek winds through the property and below the stunning custom-built home. Watch your cattle graze the native grasses while taking in a sunrise from the open views inside the home or wrap-around porch or enjoy one of the endless leisure activities the ranch has to offer such as fishing, hunting, horseback riding, hiking, and so much more.

Location:

Gholson Creek Ranch is centrally located north of Austin, west of Waco, and southwest of the Fort Worth - Dallas Metroplex. The Property is approximately two hours from the Cities of Austin and Fort Worth, and slightly more than an hour to the rapidly growing Waco, Texas area. The Property is approximately twelve miles southwest of the County seat of Hamilton County and is located within the Limestone Cut Plain sub-region of the Cross Timber ecoregion of Texas. Hamilton Municipal Airport is approximately ten miles from the entrance to the property. Medical, grocery, and other commercial suppliers can all be found within a fifteen-minute drive in Hamilton, TX.



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Water:

Gholson Creek runs through the property for approximately one-half mile. Even when not running, this creek has deeper pockets that tend to hold water throughout the year. Ancient dinosaur tracks and historic wagon wheel scars have been identified in the bedrock of the creek. The ranch also contains a perennial wetland that has retained water during severe droughts. The Property overlays the Trinity Aquifer - one of the most extensive and highly used groundwater resources in Texas.

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Housing:

Completed in 2009, the mid-century modern homestead design was based on Richard Neutra's Kaufmann Desert House in Palm Springs and Frank Lloyd Wright's, Falling Water, interior. The low-profile construction using large spans of glass, pasture stone hand-selected from the ranch, and paint colors based on the ranch grasses, live oak leaves and bark, allows for the continuity of the landscape through the home.

Privacy, optimal views, and physical comfort are provided through a linear floorplate with north south openings to capture the breeze. To obstruct the afternoon sun, the carport borders the west wing. A white, Class-4, impact resistant TPO roof reflects the sun and has provided a 25% discount on insurance. Hues of the sunset are captured in the 20-gauge, milled, stainless steel fascia that crowns the house.

Slicked concrete floors throughout allow for a sleek mid-century look with low-maintenance requirements on a working ranch. Complementing the slicked gray surface are Lutron wall plates and Baldwin hardware.

The doors, built-in cabinets and wall ledges are of solid walnut, cherry, and mesquite harvested from the ranch. Oak and pecan trees felled by a tornado in 2009 were used to craft the dining table, benches and bar top in the central room. To maintain authenticity, as Frank Lloyd Wright detested granite, cork was used for counter surfaces.

Art and performance continue in the kitchen with a Liebherr fridge, Fratelli Onofri range, Hansgrohe faucet, and Blanco Steelart Double Sink with Drainboard. Bathroom oversized sinks and faucets are Town Square by American Standard, toilets from Neptune and shower panels by Hudson Reed. Stiebel Eltron on-demand heaters provide hot water to the showers and Ariston on-demands heat sinks.

In addition to Sanyo mini-splits in each room, Scan wood burning stoves from Denmark provide beauty and heat to the main room and two bedrooms. A heavy natural edged mesquite mantel tops a second fireplace in the main room. The pasture stone hearth and slab act as a bench or table that provides a welcome spot to warm by the fire or dry wet articles.

A love of Texas, nature and the outdoors inspired this home, which in turn provides views of moving scenery that evolves with the seasons and the years. From the comfort within the walls, the natural world is the art and entertainment to be enjoyed by those who dwell within.



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Wildlife:

High tree-top canopies along the banks of Gholson Creek lead to steep canyon cliffs that extend along the creek into feeder draws bordered by sprawling hilltop vistas. Herds of bison once grazed the Property's pre-settlement grasslands, which included species such as big bluestem, little bluestem, yellow Indiangrass, tall dropseed, and Sideoats grama. The Property's plant community and water resources provide significant relatively natural habitat for native wildlife, such as white-tailed deer, wild boar, varmints, predatory animals, bald eagles, and migratory birds such as dove and waterfowl.



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