# \$15,136,000 - 2464 County Road 249, Luling

MLS® #3470314

### \$15,136,000

3 Bedroom, 4.00 Bathroom, 2,925 sqft Land / Farm on 525.00 Acres

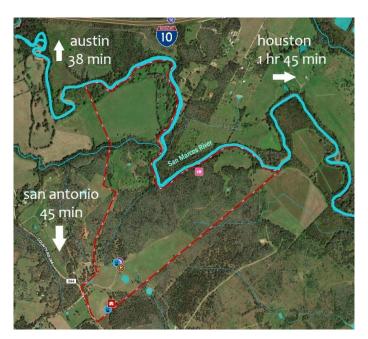
None, Luling, TX

Experience the extraordinary Texas ranch lifestyle with this 525± acre estate nestled in the heart of Central Texas. Boasting approximately 2.4 miles of crystal-clear, spring-fed San Marcos River frontage, this property offers unparalleled water access for recreation and livestock. A 230 acre-foot annual water permit ensures reliable water resources for agricultural operations.

The ranch features gently rolling hills adorned with mature oak trees and lush improved pastures, meticulously maintained with cross-fencing to allow for rotational grazing and optimal livestock management. This diverse landscape provides ample shade and a picturesque backdrop that epitomizes the iconic Central Texas scenery.

Strategically located near the Austin area, the property offers convenient access to urban amenities while maintaining rural tranquility. Whether you envision a working cattle ranch, an equestrian paradise, or a private family retreat, this property offers endless opportunities. Abundant wildlife, including whitetail deer and turkey, make it a sportsman's delight for hunting and outdoor recreation.

This remarkable piece of Texas heritage combines productive agricultural land with stunning natural beauty, making it the perfect canvas to build your ultimate luxury recreational ranch, working ranch headquarters, or corporate wellness resort. A property of this caliber, with its unparalleled







location, remarkable acreage, and unrivaled access to the San Marcos River, is an incredibly rare find. Definitely a must see Ranch.

#### Built in 1979

#### **Essential Information**

MLS® # 3470314

Price \$15,136,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,925 Acres 525.00 Year Built 1979

Type Land / Farm

Sub-Type Other Status Active

#### Water Feature/View

View Hills, Lake, Panoramic, Pond, River, Creek Stream, San Marcos River

Is Waterfront Yes

Water Body San Marcos River

## **Community Information**

Address 2464 County Road 249

Area GZ
Subdivision None
City Luling
County Gonzales

State TX

Zip Code 78648

#### **Amenities**

Utilities Above Ground Utilities, Electricity Connected, Propane, See Remarks,

Water Connected

Features See Remarks

Parking Additional Parking, Circular Driveway, Concrete, Detached, Garage,

Kitchen Level, RV Access/Parking, Garage Faces Side, Workshop in

Garage

# of Garages 2

Garages Garage Door Opener

Interior

Interior Carpet, Laminate, See Remarks, Tile, Wood

Appliances Dishwasher, Electric Oven, Microwave, Refrigerator, Built-In Electric

Oven, Built-In Electric Range, Disposal, Dryer, Exhaust Fan, Induction Cooktop, Range Hood, Stainless Steel Appliance(s), Trash Compactor,

Vented Exhaust Fan, Washer

Heating Central

# of Stories 2
Stories Two

**Exterior** 

Exterior Features See Remarks, Barbecue, Garden

Lot Description Back Yard, Many Trees, See Remarks, Trees Large Size, Agricultural,

Front Yard, Garden, Native Plants, Private, Rock Outcropping, Rolling

Slope, Steep Slope, Trees Medium Size, Views

Roof Metal

Construction HardiPlank Type, Masonite, Wood Siding

Foundation Slab

#### **School Information**

District Gonzales ISD

Elementary Gonzales
Middle Gonzales
High Gonzales

#### **Additional Information**

Date Listed May 28th, 2025

Days on Website 137
Days on Market 135

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