

# \$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,CreekStream,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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