

ALUM CREEK RANCH

28± Acres | Wilson County, Texas



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SALES, L.L.C.

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Property Details

- Custom 2BR/1BA main home
- 1BR/1BA studio-style guest cabin
- Horse barn & equipment barn
- Tilled riding area
- 878± feet of live water Alum Creek & 1 pond
- 100± year-old Live Oaks, coastal hay fields, & sandy loam soils
- Low fenced with cross fencing
- Beautiful secluded horse property with frontage on CR 426





Property Description

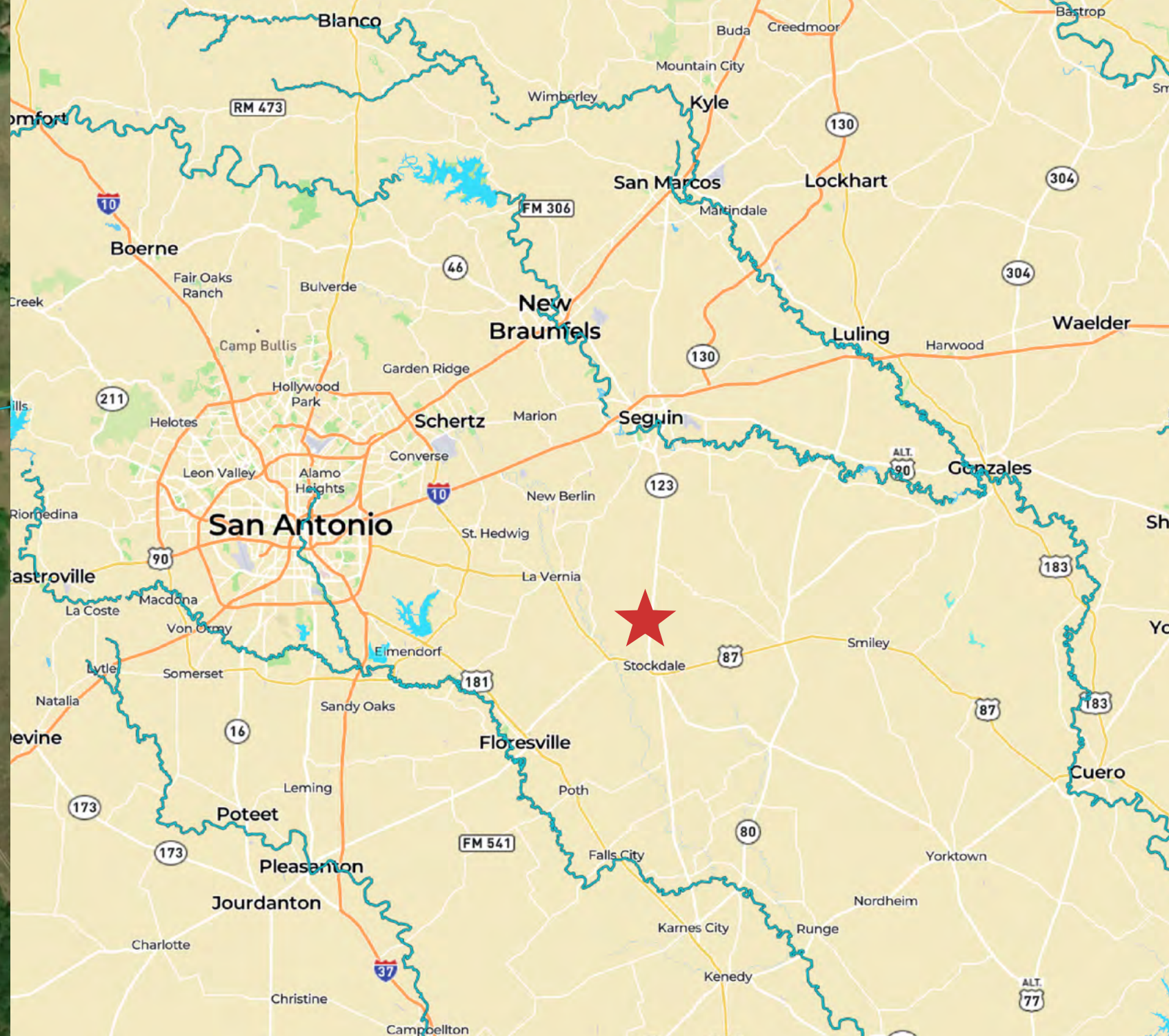
Located just outside of Stockdale, Texas the quaint and picturesque 28± acre Alum Creek Ranch is available for sale in Wilson County. The property is 20± miles to Seguin, 36± miles to New Braunfels, and an easy 45± mile commute to Gonzales or San Antonio. The ranch is in a great location for horse enthusiasts with barrel, team roping, and calf roping venues throughout the area. This is a one-of-a-kind weekend ranch or horse property that Texas buyers dream about, secluded at the end of County Road 426.

The centerpiece of this property is the headquarters area that features two homes adjoined by a paved walkway. Built in 2015 with an open floor plan that was completed in 2018, is a custom-designed 1,192± square-foot main home. This two-bedroom, one-bathroom home has vaulted ceilings with a “modern farmhouse” concept for the kitchen and living area. It features custom painted cabinets with ample storage, engineered stone countertops, stainless steel appliances, a built-in breakfast nook, custom painted island and bookcase with a storage unit in the living area and a sunroom to the side, as well as a walnut countertop with a sink, storage, and extra seating. There is also a side door entrance to the mudroom that offers a large storage area that easily accommodates an extra refrigerator, large freezer, bookshelves, and more. Surrounding the home is a large concrete porch and patio area with landscaping overlooking Alum Creek. Just to right of the main home sits the 360± square-foot studio-style guest cabin that offers an open-concept bedroom and living area with vaulted ceilings, a bathroom with a vanity and a clawfoot bathtub, a storage room or closet, and stained concrete floors throughout. This space could also be converted into a fantastic home office or personal gym.

The acreage is low fenced with a second automatic gate that has pipe fencing around the headquarters area. A gravel ranch road leads from this fenced area to a 2,160± square-foot, six-stall horse barn built in 2015. The barn can hold up to 200± square bales for feed storage and has three inside and three outside stalls, a tie up bar and washing area in the front, a secure tack room with water, and space for additional stalls to be added on the inside. Some materials from the barn will convey. Next to this, there is a 1,920± square-foot metal sliding equipment barn with a lockable enclosed concrete shop area. The shop area is complete with concrete flooring and electricity. Multiple water hydrants are located throughout both barns. Nearby, there is a pasture turnout with perimeter fencing, a holding pen, and a tilled riding area that is currently being used to train barrel horses.

Live water Alum Creek runs along the backside and front entrance of the property. There is also a newly constructed 2± acre pond the hold water and has a center depth of about 25± feet. Century-old Live Oak trees line the backyard of the headquarters area and flank the creek. Surrounding the compound are 27± acres of fertilized coastal hay fields ideal for grazing and hay production. The land has rich sandy loam soils with some clay mixture. Terraces and drainage have also been added to prevent any washout or erosion.

Alum Creek Ranch is an ideal live water horse property or weekend getaway within great commuting distance to San Antonio and numerous other destinations.



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