

# \$1,700,000 - 395 Sunset Rd, Goliad

MLS® #450001

**\$1,700,000**

0 Bedroom, 0.00 Bathroom,  
Land on 158.45 Acres

N/A, Goliad, Texas

Here is an absolutely stunning opportunity to own a 158 acre, beautifully maintained wildlife ranch. The owner spared nothing in terms of amenities. This property comes complete with a custom-built 2020 SF modular home, 3 water wells, a 30' x 90' shop with an attached 90' lean-to across the front, 40' x 40' heated green house, game cleaning station, three stocked ponds, 3 system yard irrigation system, two rainwater collection systems, security camera system, and all-weather roads throughout the ranch. There is even a whole house emergency generator to overcome any power outages. The ranch has a good perimeter low fence, with a 3 rail vinyl fence across the front side. The owner owns 50% of the mineral estate and will convey 1/2 of what he owns. There is an abundance of game, including deer, hogs, turkey, ducks, and dove with corn and protein being fed year around. Because the owner is more of a photographer than hunter, very few animals have been harvested off of this ranch.



## Essential Information

MLS® #	450001
Price	\$1,700,000
Bathrooms	0.00
Acres	158.45
Type	Land
Sub-Type	Unimproved Land

Status	Active
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### Community Information

Address	395 Sunset Rd
Subdivision	N/A
City	Goliad
County	Goliad
State	Texas
Zip Code	77963

### Amenities

Utilities	Electricity Available
Features	None
View	None

### School Information

District	Goliad ISD
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### Additional Information

Date Listed	August 28th, 2021
Days on Market	2
HOA Fees	0.00

### Listing Details

Listing Office	Hayden Outdoors
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