

\$322,625 - 546 Pr Goose Creek Ln, Jourdanton

MLS® #1888617

\$322,625

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 22.25 Acres

N/A, Jourdanton, TX

Goose Creek Ranch "GCR" is a beautiful acreage community in Atascosa County made up of 9 Ranchettes, ranging in size from 12 to 37 acres. It's located just outside Jourdanton on SH 97 and a 45-minute drive to San Antonio. Enjoy your very own Ag-exempt Ranchette in Jourdanton ISD. Tract 7 is a triangular shaped lot of 22.25 acres with a power pole in place ready for you to connect to your new home or barn. Goose Creek crosses the back, west end of the property, making for memorable sunsets. Power is available for Tract 6 and ready to bring to your home or barn. Tracts 7 & 8 have electricity on site ready to be connected. Tract 8 has a working shallow well in place. All Tracts are platted and terraced and will be mostly cleared with plenty of native grass in place. This Community has full access to Goose Creek. There is a floodplain along the seasonal Goose Creek, and each Ranchette has plenty of room to build outside the floodplain, where you decide! There is low fencing in place with the interior fencing up to you. GCR is an amazing habitat for wildlife, including mourning dove, whitetail deer, wild turkey, quail, and more. It is perfect for raising a few cows or horses, enjoying country life, planting a garden, raising a 4-H project, feeding chickens, or just enjoying sunsets. The creek is covered with magnificent Live Oaks, Bull Mesquites, and Persimmon trees, to name a few. Spot a deer or wild turkey traveling along the creek bed through the Prickly Pear cactus



and Spanish Daggers as they proceed down this natural habitat highway.

If you are new to the area, Jourdanton is the Atascosa County seat with 4,160 residents and is located at the intersection of SH 16 and 97 as well as 10 miles west of IH 37. Located approximately 30 miles south of San Antonio, Jourdanton is growing and spans just over 3 miles. Jourdanton has a Lowe's Grocery Store, Dollar General, several gas stations, and restaurants, including Dairy Queen, Chile Bandera, Subway, Sunshine House Coffee, and other quaint eateries. See details below specific to Tract 7 as well as other available tracts. This is a one of a kind, turnkey opportunity at Goose Creek Ranch. Located in Jourdanton ISD, each tract is ideal for your dream home, barn, or weekend escape.

Tracts 6 (23.13 acres): * Metal entrance with 16' gate * Electricity via Karnes Electric * Backbone line runs along the private road, ready for connection

Tract 7 (22.25 acres): * Metal entrance with 16' gate * Windmill * (1) Security light * Meter pole in place (needs meter installed) * Electricity via AEP * Power poles on both sides of the creek make for easy setup

Tract 8 (37.45 acres): * Metal entrance with 16' gate * Fenced on 3 sides * (2) Security lights * Three existing slabs * Meter pole in place (needs meter installed) * Water cistern * Shallow agricultural-use well (already jetted) * Goose Creek crosses mid-property--sunset views are waiting for you * Power available, ready for connection *

Native Live Oaks, Mesquites, and Persimmons throughout * Wildlife-rich: deer, dove, quail, wild turkey & more * Plenty of buildable space outside the floodplain Whether you're raising livestock, gardening, chasing sunsets, or watching wildlife, GCR is your slice of South Texas freedom. Bring what you've got and make what you want--Goose Creek Ranch is waiting. Entrance photos show a proposed entrance, and this is not an exact

representation.

Essential Information

MLS® #	1888617
Price	\$322,625
Bathrooms	0.00
Acres	22.25
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	546 Pr Goose Creek Ln
Area	2900
Subdivision	N/A
City	Jourdanton
County	Atascosa
State	TX
Zip Code	78026

Amenities

Utilities	Electricity
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School Information

District	Jourdanton
Elementary	Jourdanton
Middle	Jourdanton
High	Jourdanton

Additional Information

Days on Market	93
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Listing Details

Listing Agent	Kendrick Baros
Listing Office	Brand X Land and Ranch

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