

\$4,250,000 - 1071 Private Road 1090, Hallettsville

MLS® #1894208

\$4,250,000

6 Bedroom, 7.00 Bathroom,
Farm Ranch on 228.70 Acres

N/A, Hallettsville, TX

Located just 8 miles from Hallettsville, Sweet 16 Ranch spans 228 acres bordered on three sides by the Navidad River and Mixon Creek-offering a rare mix of water access, mature trees, open pastures, and well-planned improvements. The land features pecan trees, large oak motts, native brush, and a combination of irrigated, improved, and native grass pastures ideal for cattle and wildlife. The main home, completed in 2023, is a 3,465 sq ft custom build with 4 bedrooms, 4.5 baths, and an attached 1,100 sq ft garage that houses a gun closet and whole-home water filtration and softener system. A separate 1,100 sq ft guest house includes 2 bedrooms, 2 baths, and a fenced yard with low-maintenance turf. Between the two homes is a well-designed outdoor space featuring a sunken pila pool, fire pit, and enclosed cabana with a full outdoor kitchen-ideal for entertaining or relaxing. Additional improvements include a new barn with a large covered concrete pad for storing equipment, trailers, and vehicles, as well as Arrowquip working pens with a hydraulic chute and new fencing throughout. Two water wells-one drilled in 2015-have been updated with new pressure tanks and professionally serviced. The river and creek areas have been trimmed and maintained to allow for better access and use, and the property supports abundant wildlife including white-tailed deer, turkey, dove, hogs, and more.



Built in 2023

Essential Information

MLS® #	1894208
Price	\$4,250,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Acres	228.70
Year Built	2023
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	1071 Private Road 1090
Area	3100
Subdivision	N/A
City	Hallettsville
County	Lavaca
State	TX
Zip Code	77964

Amenities

Utilities	Electricity, Water
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Exterior

Construction	Metal
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School Information

District	Hallettsville ISD
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market	71
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Listing Details

Listing Agent	Geoffrey Gatlin
Listing Office	Chad Hanna Foster Jr.

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