

Weghorst Farm

1786 CR 348 Loop – Gause, TX 77857

BCSMLS and ABOR (Realtor.com, Trulia, Zillow)

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This place has it ALL! Charm, quality, production, recreation, relaxation, convenience, privacy and MORE!

30 pristine acres, well-manicured, fenced and cross-fenced in net-wire fencing, with strategically cleared and groomed scattered Oaks, Elms, Pecans and Yaupon thickets offer shade and privacy from the surrounding countryside. With county road frontage on two side and less than one mile from Highway 79 just W of Gause, it also offers driving conveniences to Austin, Waco and Bryan/College Station.

The property features a meticulous and very custom, 1,900+SF “barn-dominium” style home with quaint, country, farmhouse charm and décor. There are three bedrooms and two bathrooms, a screened porch with covered deck, and office. The open plan concept flows seamlessly from the custom kitchen with stainless steel appliances and custom cabinets with granite countertops to the corner, rock, wood burning fireplace. Special touches like bead board ceilings, cedar beams, porcelain farm house sink, sliding barn doors, large walk in closets, bright, open windows and more make this a very warm, comfortable and welcoming home.

The 600sf garage/workshop has custom built shelving and loft space for storage, an overhead door and a passthrough door. There is also a 30'x40' equipment shed with 14' eaves, designed for farm equipment, auto or RV parking.

TWO WATER WELLS!!! The property hosts two high quality, strong producing water wells. One supplies the home, while the second supplies an integrated, drip irrigation system for over 13,000 container trees and provides fresh water to the pond in dry seasons. With the water and infrastructure in place there is a wide range of production for this property. Trees, gardening, vineyard and more. Although, if preferred, the system can easily be dismantled and capped off and the orchard area becomes pasture for livestock.

The pond is stock with bass and perch for fishing enjoyment. There is a small pier and it is supplied by run off or water from the well as needed. It's also set up to use as an emergency water source for the tree farm in the event of temporary well issues.

Just to add to more uses to the property, there is a cozy chicken coop and a 2-stall horse barn with paddock area. Horse or 4H/FFA show animals would be a great fit for this area as well as a small working pen and chute for cattle operations. There is also an RV pad site with power and water hookups.