

LAZY L RANCH

±32 Acres | Goliad County



SIMPSON RANCHES
— & —
LAND, LLC

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DESCRIPTION

A serene gated retreat, comfortably situated between booming Victoria and historic Goliad, Texas. This peaceful property boasts a host of mature hardwood species, as well as some classic South Texas brush varieties. The Sulphur Creek skirts the property and the terrain provides adequate habitat for various species of wildlife. The spacious 4,428 sq ft home (Goliad CAD) has ample room for family and guest entertainment, and it is accentuated by a resort style swimming pool and outdoor kitchen. The property hosts other useful structures including a 50'x110' barn with 2 enclosed rooms, an equipment storage shed, and a dog kennel.

LOCATION

From Victoria, Texas; Travel South on US-59. Exit for FM-2987 and turn right. Continue 4.1 miles and turn left on Fannin Oaks. Entrance gate is at the end of Fannin Oaks. From Goliad, Texas; Travel North on US-59. Exit for FM-2987 and turn left. Continue 4.1 miles and turn left on Fannin Oaks. Entrance gate is at the end of Fannin Oaks. 2 hours from San Antonio. 1.5 hours from Corpus Christi. 2.5 hours from Austin.






IMPROVEMENTS

Improvements include an exceptional 5-bedroom, 3.5-bathroom, 2-story residence with a metal roof installed in 2016. This abode boasts a charming exterior, crafted from durable HardiPlank siding, and was recently painted in 2016 to maintain its appeal. The main level offers two generously sized living areas, each flanking a cozy fireplace, creating distinct spaces for relaxation and entertainment along with a well-appointed kitchen and a wet bar. There is a large walk-in pantry behind the kitchen that houses one of the electric water heaters. Upstairs is a bunk room with space for two queen beds complete with new carpeting and a full bathroom for added convenience. The master suite features a separate tub and shower, a closet, and a private water closet. The back of the home houses a laundry room, game room, and office space, alongside a second water heater. The home also features three AC units. The real gem of this property is the fantastic outdoor space. Entertaining is a breeze with a spacious back patio complete with a pool, bar, entertainment area, and a BBQ setup. A pool house offers a half bathroom and an outdoor shower. But that's not all—this property really has it all, featuring additional improvements like an attached church chapel, a well-equipped shop with ample workbenches and storage, and dog kennels. Also located on the property is a 50' x 110' horse with a 50' x 80' section featuring a cement floor. The left side of the barn houses an unfinished tack room with a 200-amp electric panel, while the right side presents an unfinished office with a shower. The barn is plumbed for septic and water, and an electric water well is conveniently located nearby. The entire property is enclosed by a low fence. Experience a lifestyle of comfort and versatility in this one-of-a-kind property that offers the perfect blend of modern living and ample space for your hobbies and interests.





WATER

There are two electric water wells on the property. One is located near the horse barn and the other is located near the shop and provides water to the shop, house, pool and dog kennels. Power is supplied by Victoria Electric Coop



TERRAIN/HABITAT

The property borders Sulphur Creek and boasts lots of live oak and post oak trees. The soil is sandy loam and the property is primarily pasture. The property is currently under ag exemption with the Goliad County tax office.

WILDLIFE

Wildlife on the property includes whitetail deer, rio grande turkeys, feral hogs, bobwhite quail and dove.



EASEMENTS

Overhead utility power.





MINERALS

Surface sale only. Seller does not believe to own any minerals



SUMMARY

Shown by appointment only. Call Josh Hartwick to schedule at 281-658-2942.

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 Boundary

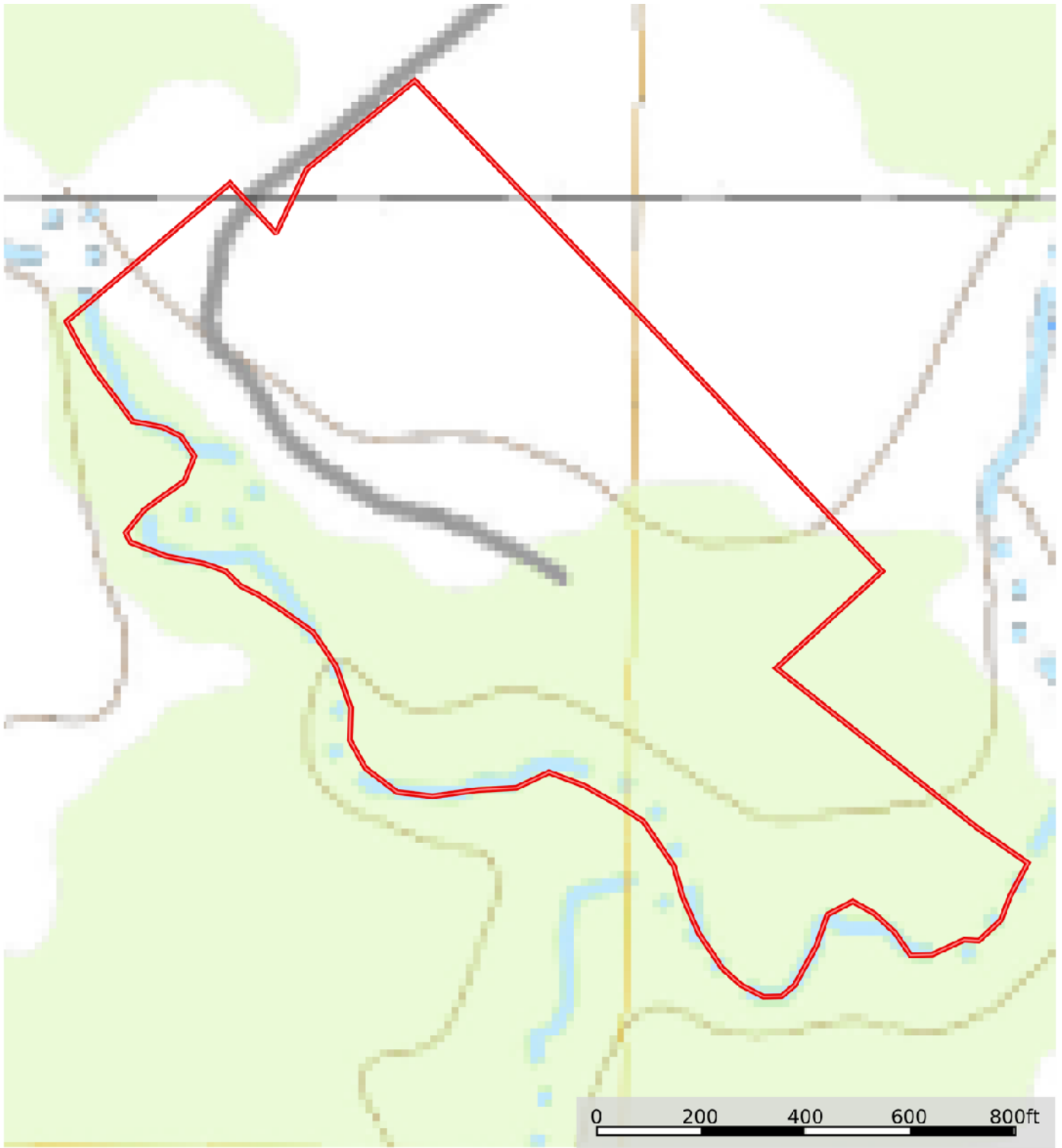
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