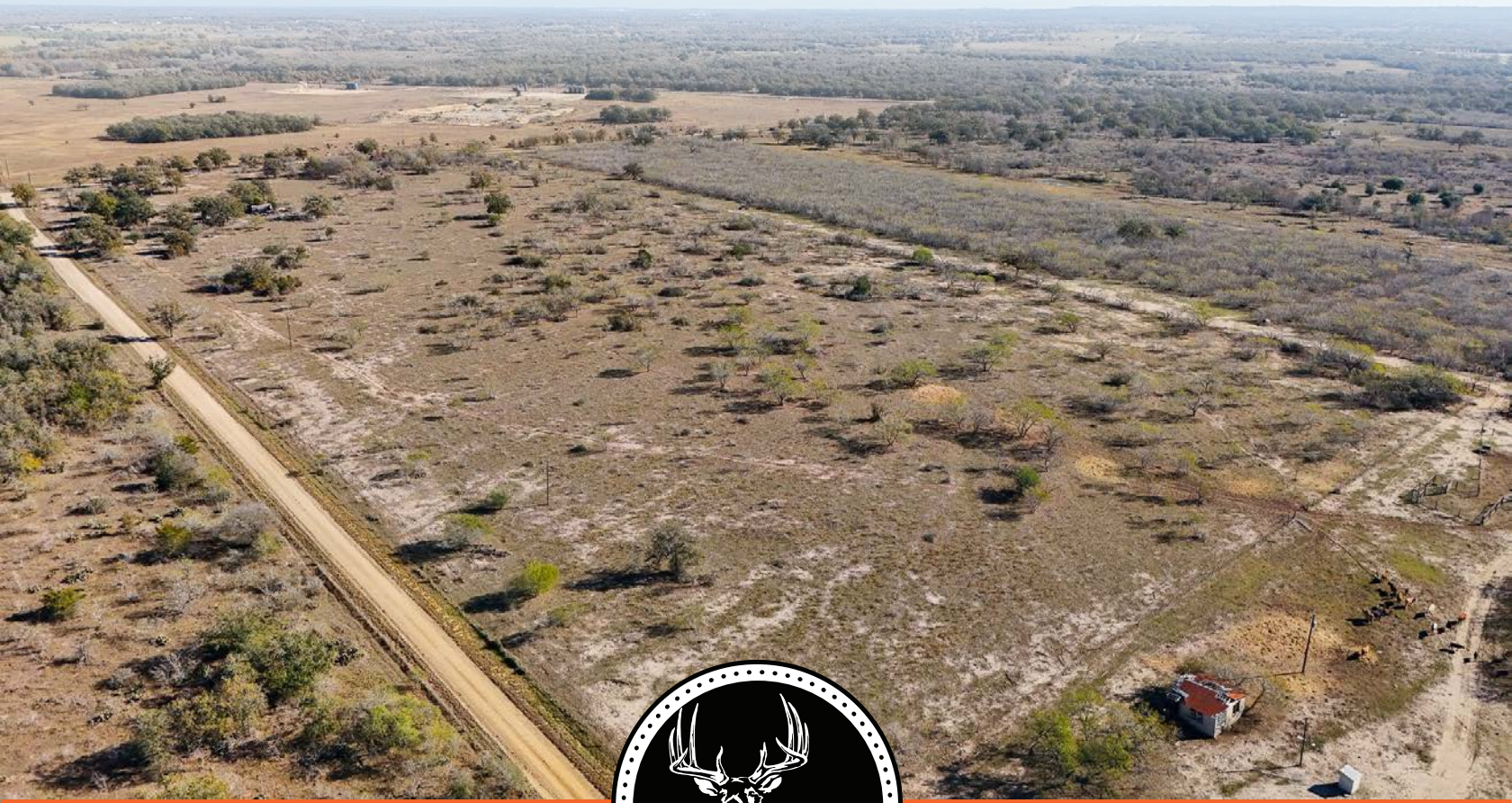


MIDWEST LAND GROUP PRESENTS

28 ACRES IN

GONZALES COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

28 +/- ACRES OF SECLUDED TEXAS COUNTRYSIDE

Welcome to your own secluded slice of the Texas countryside - 28 +/- acres of quiet, peaceful land tucked away on a county road in desirable Gonzales County. This rare offering is the perfect canvas for a variety of uses: develop a productive cattle operation, build your dream homesite, or simply enjoy the privacy and serenity that only true country living can provide.

Located just before the end of a quiet county road, this property provides unparalleled privacy and seclusion. The peaceful setting is enhanced by the gentle, open terrain, offering excellent visibility and usability for livestock, pasture, and homesite planning. The land's

natural features and layout make it well-suited for a cattle operation, with plenty of room for grazing pastures, pens, and improvements. This property is dotted with oak and mesquite trees, providing natural beauty, shade, and character throughout the tract.

Whether you're envisioning a working ranch, a weekend getaway, or a long-term legacy property, this tract delivers both tranquility and practicality. Enjoy the benefits of rural Gonzales County living and the freedom to create your own private retreat. Don't miss this opportunity to own a truly special piece of Texas land where peaceful country living meets unlimited potential.



PROPERTY FEATURES

COUNTY: **GONZALES** | STATE: **TEXAS** | ACRES: **28**

- Centrally located 90 minutes to Austin and San Antonio
- 2 hours to Houston
- Privacy and seclusion near the end of CR-405
- Location to build your dream homesite or weekend getaway
- Brushy pasture dotted with oak and mesquites
- One stock tank provides a source of water
- Unlimited potential for recreation, ranching, or country living
- County road access while only 7 miles from the interstate
- Recently upgraded perimeter fencing
- Once in a lifetime opportunity to own a property passed down multiple generations



PRIVACY AND SECLUSION

The peaceful setting is enhanced by the gentle, open terrain, offering excellent visibility and usability for livestock, pasture, and homesite planning.



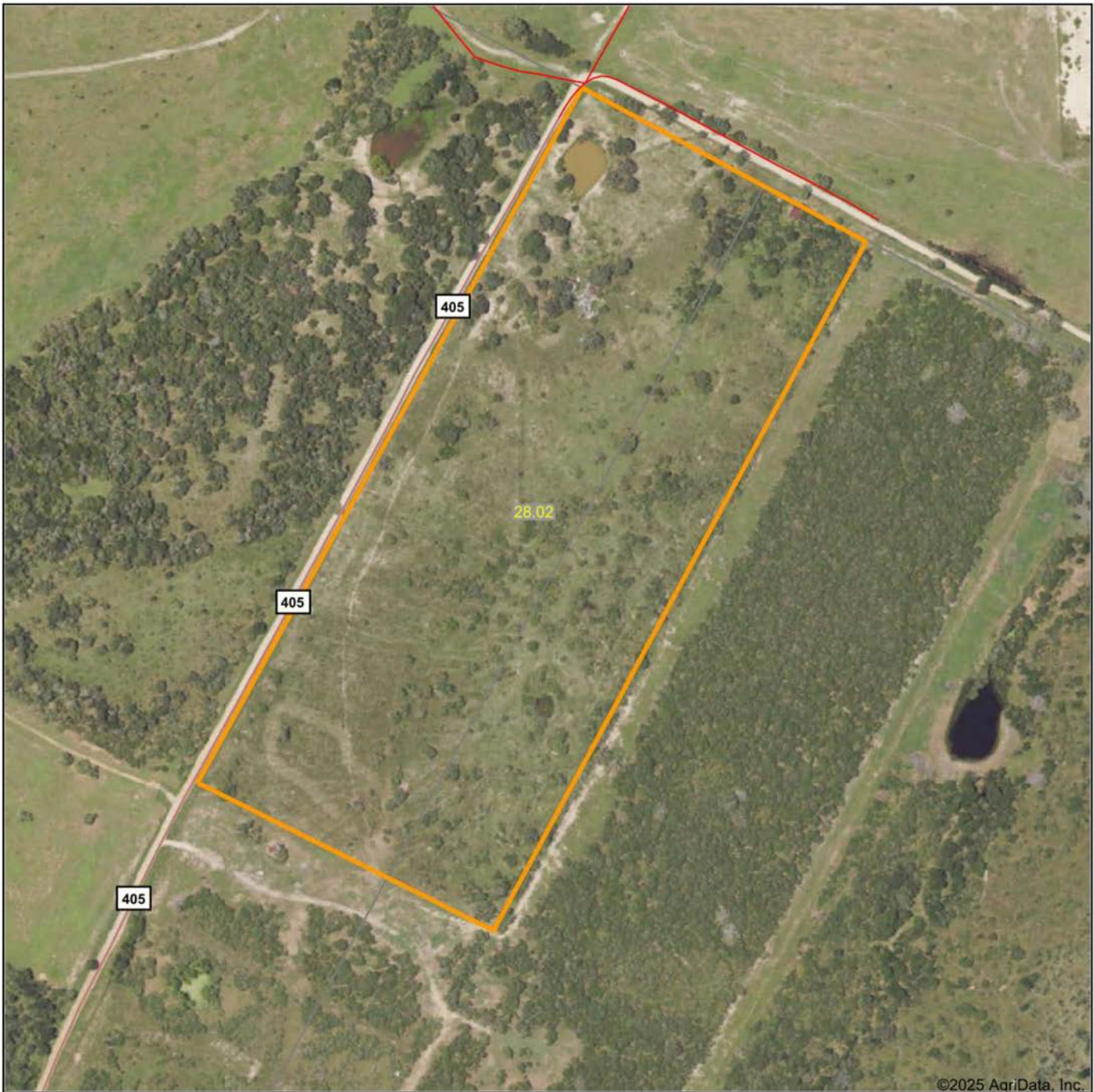
RECENTLY UPGRADED PERIMETER FENCING



RECREATION, RANCHING, COUNTRY LIVING



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 29° 39' 54.81, -97° 11' 52.16

0ft 338ft 676ft



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Gonzales County
Texas



10/6/2025

OVERVIEW MAP



AGENT CONTACT

Based in Kyle, Texas, and proudly serving the Central Texas and Hill Country region, Stephen Mauzy brings a lifelong connection to the outdoors, a deep respect for rural values, and a tireless work ethic to every land transaction. Born in Houston and a graduate of Texas A&M University with a degree in Industrial Distribution, Stephen grew up fishing the Texas Gulf Coast and exploring the woods of Southeast Texas. His passion for bird hunting began in college and deepened while working on a small horse ranch and preparing family land in East Texas for hunting with his brothers.

Before joining Midwest Land Group, Stephen helped build a \$40 million business in the construction materials industry, helping clients overcome the challenges of hard manual work to build their livelihoods. Now, he applies that same drive and business acumen to helping landowners and buyers succeed through land ownership.

Stephen's commitment to conservation and community runs deep. He's actively involved with organizations like Ducks Unlimited, Coastal Conservation Association, Habitat for Humanity, and Food for the Hungry. Clients trust Stephen for his honesty, dedication, and ability to work as hard for them as they do for themselves. If you're looking to buy or sell land in Texas, Stephen Mauzy is the agent who will get it done right.



STEPHEN MAUZY

LAND AGENT

830.362.1029

SMauzy@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.