

MIDWEST LAND GROUP PRESENTS

38.5 ACRES

GONZALES COUNTY, TX

COUNTY ROAD 420, WAELDER, TEXAS 78959



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

GONZALES COUNTY 38.5 +/- ACRE WOODED TRACT

Situated in the quiet countryside of Gonzales County, Texas, this scenic property offers a private setting with convenient access to some of the state's largest cities. The land is centrally located about 90 minutes from Austin and San Antonio and roughly two hours from Houston, making it an ideal spot for a full-time residence or a peaceful weekend retreat. Tucked just off a quiet county road and less than 6 miles from I-10, the property combines rural seclusion with easy travel to surrounding areas.

The tract features more than 1,200 feet of road frontage, providing excellent access and multiple possibilities for

homesites. A wet-weather creek runs from north to south through the center of the property, creating a natural focal point and adding character to the landscape. The land has one stock tank and is heavily wooded, offering shade, privacy, and excellent habitat for native wildlife.

Whether you're looking for a quiet place to build your dream home, establish a weekend getaway, or enjoy outdoor recreation, this property offers the space and natural setting to make it happen. With its wooded terrain, features, and convenient location, the possibilities range from recreation and hunting to ranching or peaceful country living.

PROPERTY FEATURES

COUNTY: **GONZALES** | STATE: **TEXAS** | ACRES: **38.5**

- Centrally located 90 minutes to Austin and San Antonio
- 2 hours to Houston
- Over 1,200' of road frontage
- Wet-weather creek crosses the center of the property, north to south
- Privacy and seclusion right off of a quiet county road
- Location to build your dream homesite or weekend getaway
- Heavily wooded
- One stock tank
- Unlimited potential for recreation, ranching, or country living
- Less than 6 miles from I-10



OVER 1,200' OF ROAD FRONTAGE



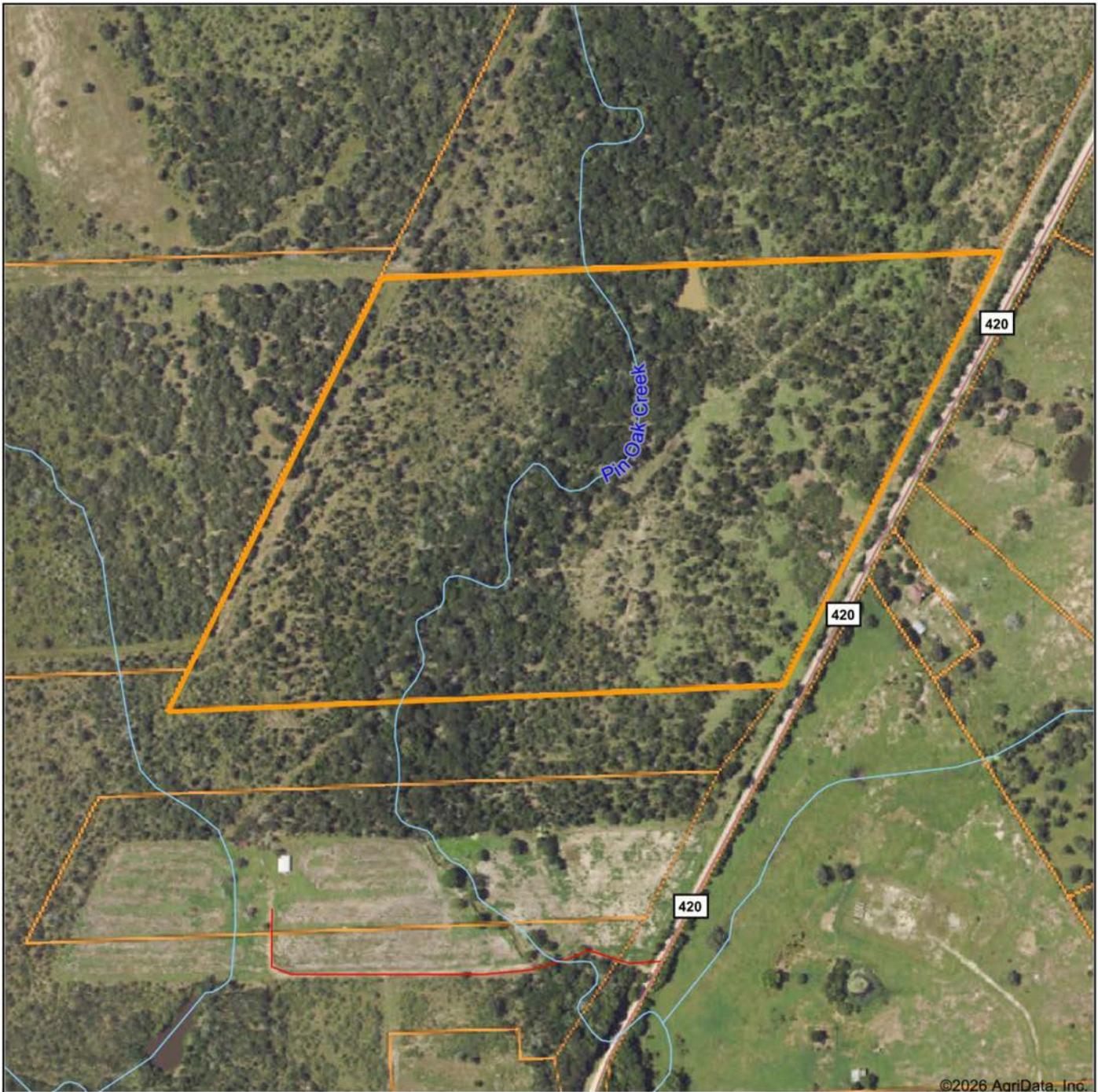
HEAVILY WOODED



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 29° 36' 27.08, -97° 16' 28.93



Maps Provided By:



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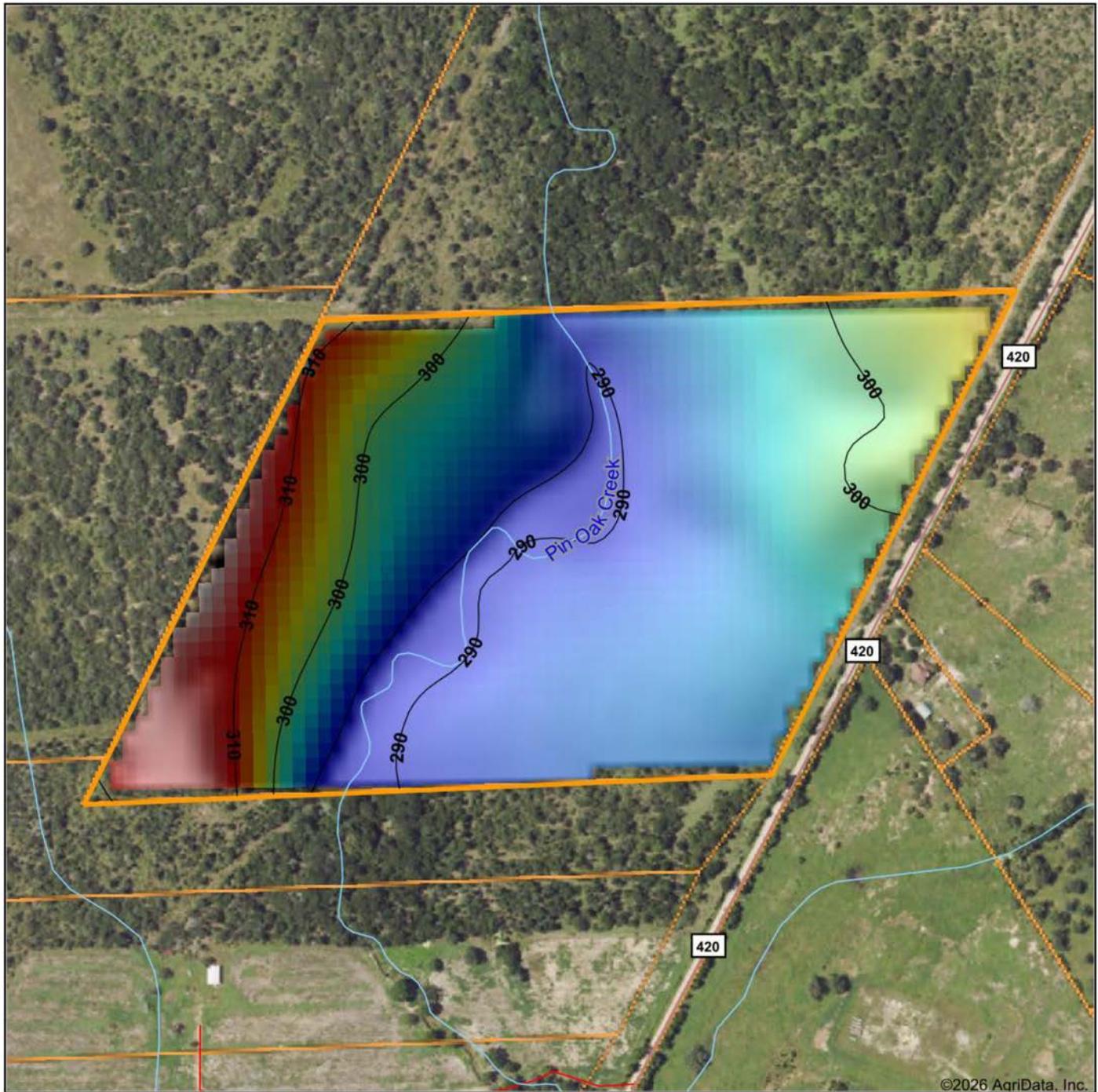
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Gonzales County
Texas



1/29/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 289.5

Max: 318.0

Range: 28.5

Average: 296.8

Standard Deviation: 6.89 ft



1/29/2026

**Gonzales County
Texas**

Boundary Center: 29° 36' 27.08, -97° 16' 28.93

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

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