

CENTURY OAKS RANCH

50± Acres | DeWitt County, Texas



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HIGHLIGHTS

PAVED FRONTAGE ON HIGHWAY 77

MODERN FARMHOUSE-STYLE MODULAR HOME

POOL, SPA, & PAVILION WITH AN OUTDOOR KITCHEN, FIREPLACE, & ENTERTAINMENT SPACE

SHOP WITH A PRIVATE GYM, EQUIPMENT SHED, & A LIGHTED CARPORT/OPEN-AIR PAVILION

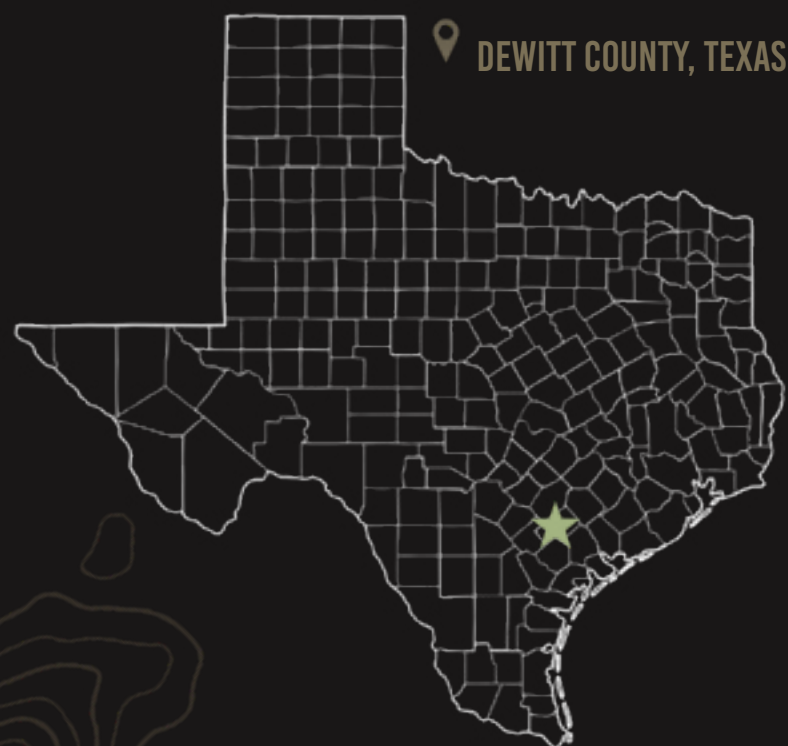
2 WATER WELLS & 3 SEPTIC SYSTEMS

SEASONAL CUERO CREEK ALONG BACK PROPERTY LINE

WILDLIFE VALUATION IN PLACE

OVERVIEW

Century Oaks Ranch is a 50± acre turnkey estate in DeWitt County, Texas, where a beautifully appointed modern farmhouse meets working ranch infrastructure and sweeping 10-mile views of the South Texas countryside. A scenic drive through century-old live oaks leads to the headquarters, where 2± acres of fully irrigated and landscaped grounds surround the home and an exceptional outdoor entertainment complex provides you with your own private getaway.





MODERN FARMHOUSE

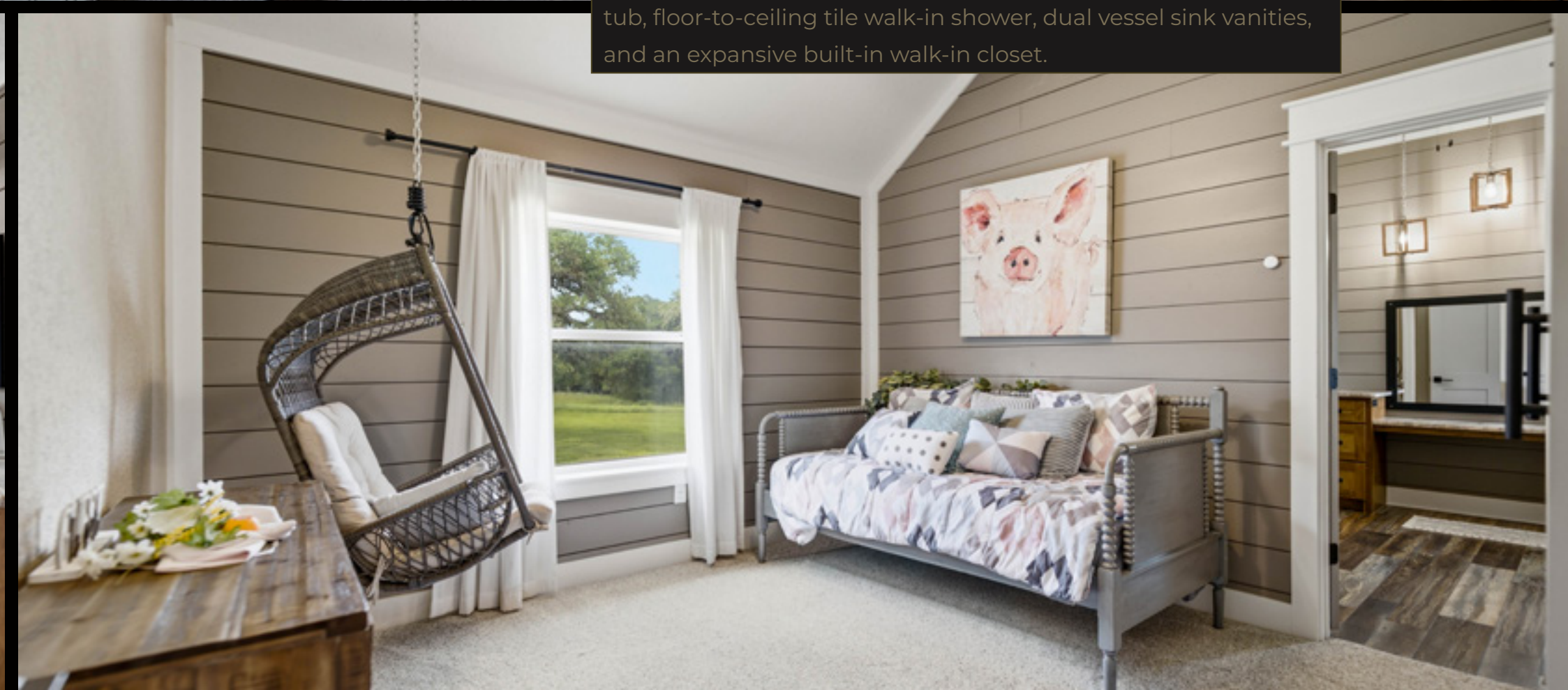


The centerpiece is a 3,152± sq ft, 4BR/3BA single-story modern farmhouse-style modular home designed around an open-concept kitchen, dining, and living space. A stained wood plank ceiling with white box beam accents sets the tone, while the kitchen features a granite island, white shaker cabinetry, and a herringbone subway tile backsplash. Large front and rear porches frame the home, extending the living space outdoors.





The primary suite offers a vaulted ceiling, dark shiplap accent wall, and a spa-worthy ensuite bath with a freestanding soaking tub, floor-to-ceiling tile walk-in shower, dual vessel sink vanities, and an expansive built-in walk-in closet.





OUTDOOR LIVING



A pool anchors an expansive covered pavilion complete with a full outdoor kitchen, entertainment area with TV, fireplace, half bath, and enclosed pool room, alongside a pea gravel playground. A second covered pavilion provides generous lighted open-air space — providing covered parking and well suited for additional entertainment space.





BARN & STRUCTURES

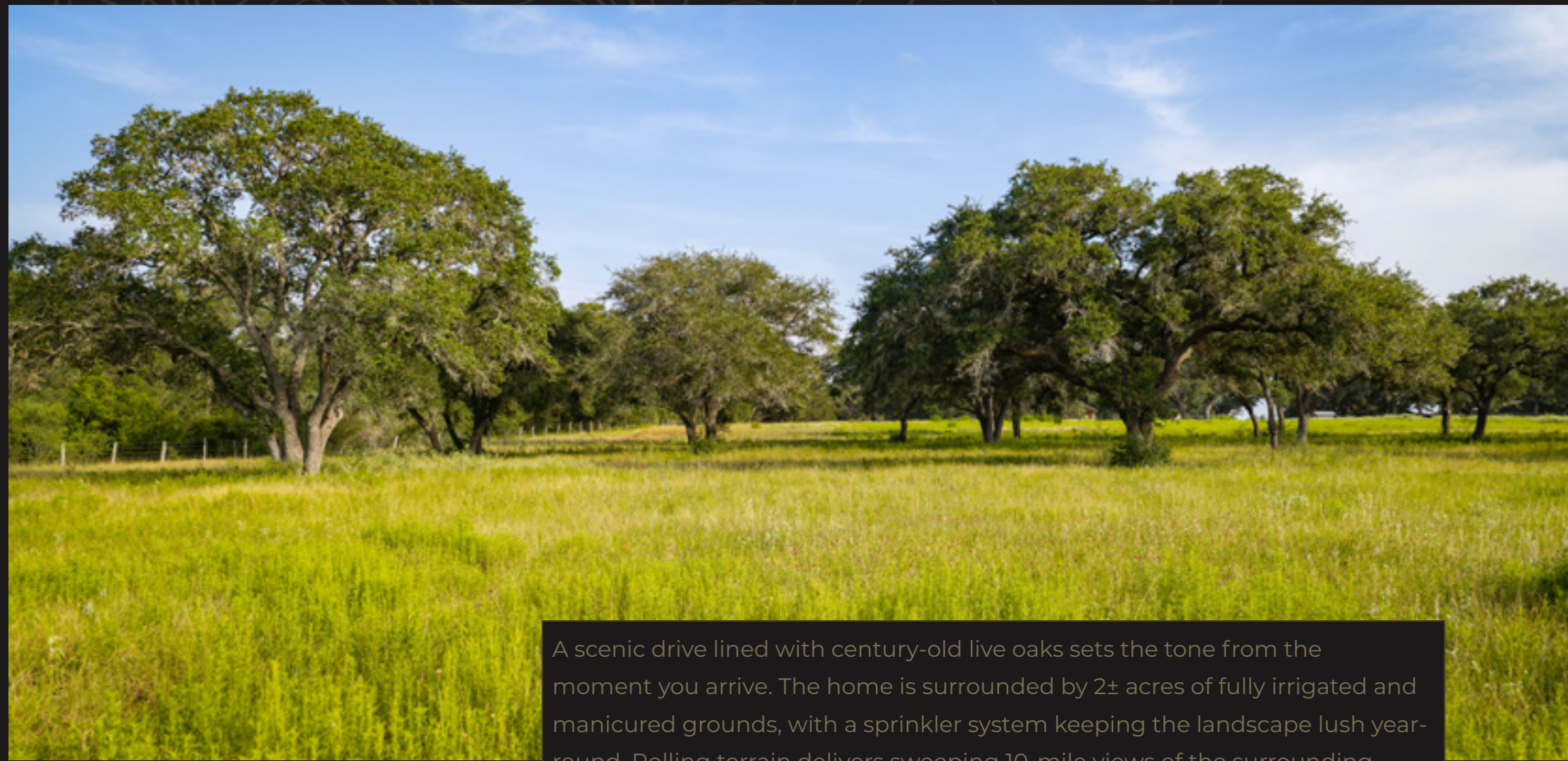


The ranch infrastructure is as functional as it is well-equipped. A shop with two roll-up doors houses a private gym and half bath — equally useful as a serious workspace or fitness facility. A three-sided equipment shed provides ample cover for machinery and implements, rounding out the working side of the property.

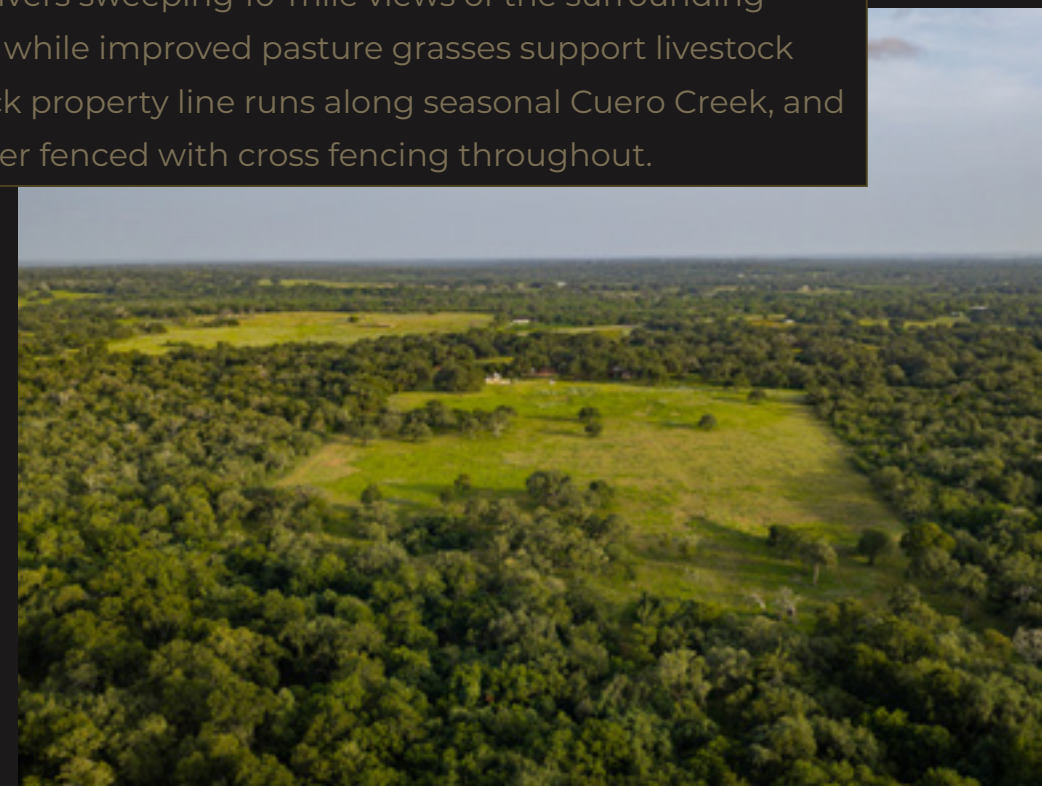
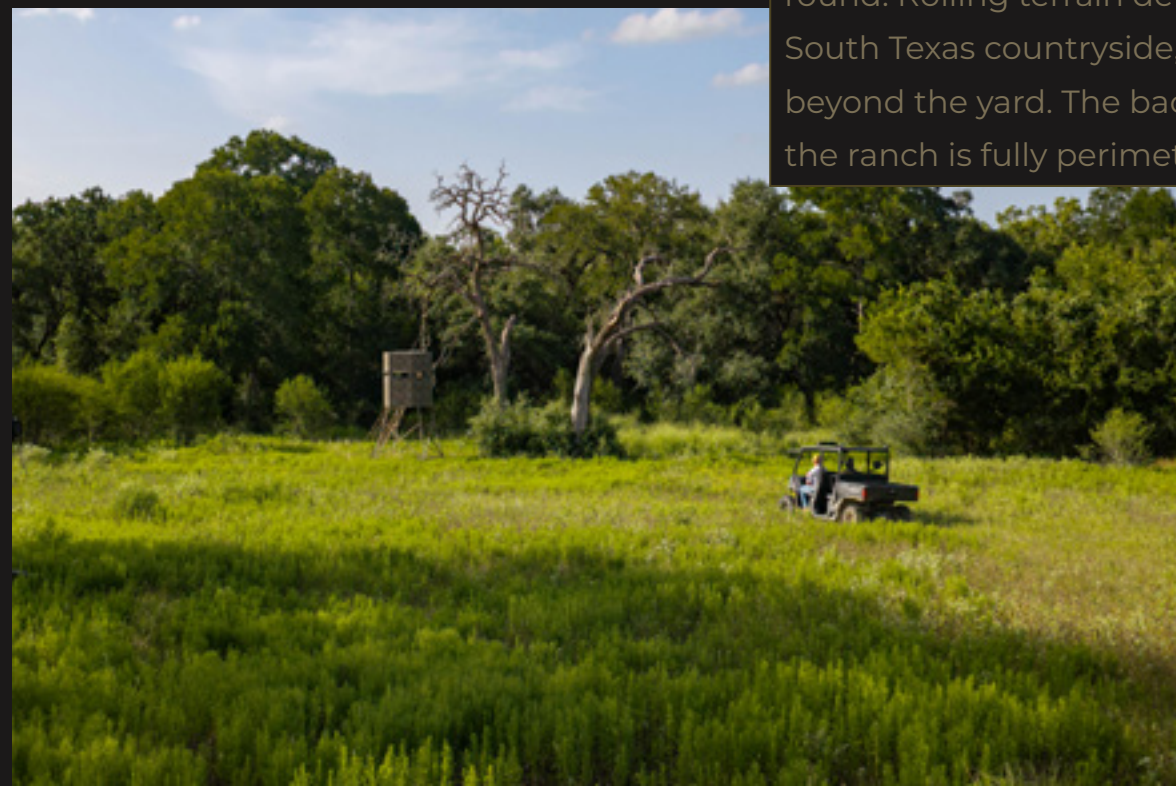




LANDSCAPE



A scenic drive lined with century-old live oaks sets the tone from the moment you arrive. The home is surrounded by 2± acres of fully irrigated and manicured grounds, with a sprinkler system keeping the landscape lush year-round. Rolling terrain delivers sweeping 10-mile views of the surrounding South Texas countryside, while improved pasture grasses support livestock beyond the yard. The back property line runs along seasonal Cuero Creek, and the ranch is fully perimeter fenced with cross fencing throughout.







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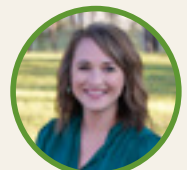
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