



PRATA
— REALTY —



— COLORADO COUNTY, TEXAS · 56.12± ACRES · WORKING FARM & ESTATE

1034 Hilbun Road

New Ulm, Texas

An extraordinary 56-acre compound blending modern luxury with authentic Texas country heritage — minutes from Round Top. The 2023 main residence offers 5,000 square feet of refined living, complemented by a historic home, resort-style pool, 7-acre lake, and thoughtfully restored outbuildings. Designed for family gatherings, entertaining, and relaxed country estate living.

www.1034hilbun.com



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56.12±

TOTAL ACRES

4,908±

MAIN RESIDENCE SQ FT

7^{Acre}

STOCKED LAKE

2023

BUILT · MAIN RESIDENCE

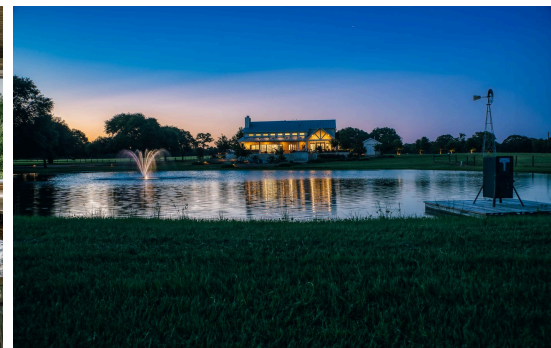


An Extraordinary Working Farm & Estate

Set amid 56.12± acres of rolling Colorado County countryside, improved pastures, mature live oaks, and pristine water features, 1034 Hilbun Road is a remarkable working farm and private estate seamlessly blending luxury living, recreation, and Texas heritage.

Completed in 2023 by **Partners in Building**, the 4,908± sq ft custom residence features soaring vaulted ceilings, a floor-to-ceiling stone fireplace, exposed beams, a **climate-controlled glass wine room**, and expansive collapsible glass doors opening to covered outdoor living. The **negative-edge infinity pool** overlooks the estate's fountain pond, windmill, and hay meadows.

Located 23 miles from Round Top · 75 miles from Houston · 94 miles from Austin.



PROPERTY WEBSITE www.1034hilbun.com



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A Closer Look at the Compound

Beyond the main residence, the estate's character truly comes alive — the historic schoolhouse's saloon bar, game room, and welcoming wrap-around porch, a private gym, the Texas Dog Trot's stone fireplace living room, kitchen, and private pool, working cattle pens, and a green hay barn anchor a property built for both gathering and genuine ranch work.





A Complete Working Farm & Legacy Compound

Beyond the main residence lies a **rare collection of improvements** accumulated through generations of thoughtful stewardship — a Texas Dog Trot residence with pool, a bunkhouse, a historic schoolhouse from Frelsburg, barns, gym, greenhouse, and more. The **seven-acre stocked fishing lake** with covered dock anchors the property's recreational heart, complemented by a stocked fountain pond and restored windmill.

TEXAS DOG TROT RESIDENCE · 1985

- 3,291± sq ft classic Texas Dog Trot style
- 4 bedrooms · 2.5 baths · private pool & spa
- Ideal for family, guests, or caretaker

HISTORIC SCHOOLHOUSE & EXTRAS

- 1,065± sq ft relocated from Frelsburg
- Full bath · rare historic character
- 525± sq ft gym · 461± sq ft garage apt

WATER FEATURES

- 7± acre stocked fishing lake
- Covered dock — water & electricity
- 1± acre stocked pond with fountain
- Restored windmill · four water wells

BUNKHOUSE · 2012

- 1,662± sq ft · 3 bedrooms · 2.5 baths
- Full kitchen & gathering area
- Staff, guests, or farm hands

WORKING FARM IMPROVEMENTS

- Two barns & storage buildings
- Greenhouse · equipment facilities
- Improved pastures & hay meadows
- Extensive fencing & cross-fencing

INFRASTRUCTURE & LOCATION

- Private gated entry · tree-lined drive
- Starlink internet · whole-house generator
- 3 septic systems · Colorado County
- 23 mi Round Top · 75 mi Houston · 94 mi Austin