

1034 HILBUN ROAD

New Ulm, Texas · Colorado County

Offered at \$11,500,000

Total Acreage: 56.12± acres, Colorado County

Total Living Space: Approximately 11,394 sq ft across five residences

Bedrooms: 12 total across all structures

Bathrooms: 10 full baths, 3 half baths

Pools: Two — negative-edge infinity pool & spa (main residence) and private pool & spa (Dog Trot residence)

Lake: 7± acre stocked fishing lake with covered dock

Location: 23 mi from Round Top · 75 mi from Houston · 94 mi from Austin

Property Website: www.1034hilbun.com

PROPERTY OVERVIEW

An extraordinary 56-acre compound in New Ulm, Texas blending modern luxury with authentic Texas country heritage — minutes from Round Top. The 2023 main residence offers nearly 5,000 square feet of refined living, complemented by a classic Texas Dog Trot residence with its own pool, a bunkhouse, a historically significant restored schoolhouse, a private garage suite, and a resort-style outdoor environment. Two pools, a seven-acre fishing lake, improved pastures, and a fully operational working farm infrastructure complete this rare offering.

Five independent living structures totaling approximately 11,394 sq ft provide flexibility suited to full-time luxury living, multi-generational family use, high-end hospitality, or private corporate retreats.

RESIDENCES & LIVING STRUCTURES

Main Residence · 4,908 sq ft · Built 2023 · Partners in Building

A custom-designed showpiece completed in 2023 and built to embrace the property's extraordinary natural setting. The open-concept great room features soaring vaulted ceilings, exposed beams, and a dramatic floor-to-ceiling stone fireplace. A climate-controlled glass wine room serves as a signature architectural focal point. Walls of collapsible sliding glass doors open fully to the covered and screened outdoor living areas, dissolving the line between indoors and out.

The outdoor living spaces are resort-caliber in every sense — a negative-edge infinity pool and spa overlooks the stocked fountain pond and restored windmill. A fully equipped outdoor kitchen, wood-fired pizza oven, multiple fire pit gathering areas, and professionally designed landscaping with stone terracing create an unmatched entertaining environment.

- 4 bedrooms · 3 full baths · 1 half bath
- Negative-edge infinity pool and spa
- Climate-controlled glass wine room
- Outdoor kitchen, wood-fired pizza oven, fire pits
- Extensive covered and screened porches
- Professionally designed landscaping with stone terracing
- Electric shades throughout
- Whole-house generator
- Starlink high-speed internet
- Dedicated electric water well

Texas Dog Trot Residence · 3,291 sq ft · Built 1985

A classic one-story Texas Dog Trot design with cedar siding and pier-and-beam foundation. Standing seam metal roof installed 2017. Hardwood floors, soapstone wood-burning stoves in both the breakfast nook and

the primary suite, stone wall accents, and instant hot water at every faucet. A private pool and spa sit just steps outside, making this a fully self-contained residence in its own right.

- 4 bedrooms · 2 full baths · 1 half bath
- Private pool and spa
- Hardwood floors throughout
- Soapstone wood-burning stoves (breakfast nook and primary suite)
- Standing seam metal roof (2017)
- Instant hot water at all faucets
- Zoned HVAC · Annual maintenance contracts in place

Bunkhouse · 1,662 sq ft · Built 2012

Built to sleep a crowd and feel like home. Two bedrooms on the main floor — one with an ensuite bath — plus a full bunkroom upstairs with built-in beds. Full kitchen, great room, lounging area, and wraparound porches throughout.

- 2 bedrooms + bunkroom (sleeps 10) · 2 full baths · 1 half bath
- Full kitchen and great room
- Tankless hot water heater
- Zoned HVAC
- Covered porches

Historic Texas Schoolhouse · 1,065 sq ft · Restored 2004

One of the most distinctive structures on the property. This longleaf pine one-room schoolhouse was originally located in neighboring Frelsburg, Texas, rescued and completely restored by a previous owner. Every detail of its original character is preserved — original wood floors, walls, and ceiling. A saloon bar area with sink and refrigerator. Central heat and air. A wood-burning stove. Full bath with shower. Built-in bookcases. Evening porches positioned to capture spectacular Colorado County sunsets.

- 1 full bath with shower
- Wood-burning stove
- Saloon bar with sink and refrigerator
- Central heat and air
- Built-in bookcases
- Original longleaf pine floors, walls, and ceiling

Garage Suite / Loft Quarters · 468 sq ft

A private guest suite above an oversized three-car garage with air-conditioned shop and insulated doors. Ideal for extended guests, a property manager, or caretaker.

- 1 full bath
- Air-conditioned
- Oversized 3-car garage with insulated doors

ADDITIONAL IMPROVEMENTS

Gym · 525 sq ft · Built 2012 · Air-conditioned with front porch

Hay Barn · 40 ft × 60 ft · Capacity 3,000–3,500 square bales

- Stalls and working pens

- Electricity and water
- Rear gate access off Old New Ulm Road

Bathhouse · 18 ft × 12 ft · Full bath with front porch

Greenhouse · 16 ft × 12 ft · Brick floor with watering system

Gardens & Garden Shed · 28 ft × 10 ft

- Raised beds with deer fencing and irrigation system
- Orchard
- Pergolas with jasmine and wisteria

Additional: Dog pen with concrete floor · Outdoor shower · Gas fire pit and patio · RV hookup · Ample guest parking

WATER FEATURES

Seven-Acre Stocked Lake

Confirmed stocked with bass, catfish, perch, and crappie. Covered fishing pier with electricity and water.

Stocked Fountain Pond

Decorative fountain pond, fully visible from the main residence, pool terrace, and covered porches. Backed up by the restored windmill.

Water Wells — Four Total

- Well 1 — dedicated electric well s
- Well 2 — deep well for property-wide irrigation with backup capacity for all improvements
- Well 3 — services remaining residential structures
- Well 4 — services main residence

PROPERTY NOTES & INFRASTRUCTURE

- 56.12± acres · Colorado County · Rolling terrain with improved grasses
- Solar-powered gated entrance
- Perimeter and cross-fencing with cattle guards
- Hydrowise internet-controlled irrigation system
- Security LED lighting throughout
- Mature live oaks throughout
- Three septic systems
- Quiet paved county road
- Designated Shooting Outdoor Shooting Range

LOCATION

- Round Top, Texas — 23 miles (approximately 29 minutes)
- Houston, Texas — 75 miles (approximately 1 hour 17 minutes)
- Austin, Texas — 94 miles (approximately 1 hour 33 minutes)

PRATA REALTY

1034 Hilbun Road · New Ulm, Texas

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