

# Menard County Ranch

**\$7,987,000**

FM 2291  
MENARD, TEXAS 76859

3715 Acres | \$2,150 per acre



Dave Murray, Broker,  
REALTOR®, CRS  
Phone: 512-751-6060  
E-mail: [Dave@dmtx.com](mailto:Dave@dmtx.com)

[dmtx.com](http://dmtx.com)



COLDWELL BANKER UNITED, REALTORS®











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### Location

Located off FM 2291 in Menard, Texas. From Downtown Menard, take Hwy 83 South until the "Y" at FM 2291. At the first bend on FM 2291, the ranch starts to front the road. It is a convenient 5 minutes into Menard city proper. 2 1/2 hours to Austin, and approx. 1 hr to Llano, 30 min to Brady.

### Water

This ranch has approx. 2.7 miles of both sides of rock bottom Las Moras Creek. There are springs along the creek that have never gone dry. For stretches of the creek, water flows underneath gravel, and at times flowing.

### Land

This property has outstanding Hill Country topography, showcasing dramatic cliffs with spectacular views. There are level fields of native grasses, and sloping hills. Outstanding rock features also feature on the property including a natural cave that is approx. 500 yards deep.

### Hunting & Fishing

The ranch is completely high-fenced and geared for the sportsman. There is bundant wildlife on the land, including: trophy whitetail deer, trophy turkey, dove, quail, and more. There are currently 500 deer (1 to 1 ratio), with management and biologists assessing ranch wildlife balance frequently. Approx. 6 blinds will convey with the ranch, along with a number of feeders. Walk-in cooler and prep-station ready for fresh game. There is often good fishing at the spring points of Las Moras.

### Home

A 5 bedroom/4 bath 2,500+ sq ft ranch house resides on the property, perched over valley, with long outdoor covered porch facing the west offering incredible sunset views. The common room in the house has vaulted ceilings over spacious room with stone fireplace, and master suite with private bathroom. From the west side of the home with porch, there is a firepit, and feeder yards away where wildlife can be viewed. There are several potential phenomenal building sites for the buyer that wants to build a showcase lodge.

### Taxes & Exemptions

Wildlife Exemption in place. Taxes are currently at approx. \$8,329 per year.

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**This 3715-acre high fenced ranch is a sportsman's paradise with almost 3 miles of both sides of Las Moras Creek, with year-round springs. Great care has been taken to manage wildlife, and the ranch has consistently been a destination for incredible turkey game. The topography is stunning with dramatic bluffs and terraced hills. Come spring, the ranch comes alive with wildflowers and native grasses. This is a stellar Hill Country hunting ranch at a great buy at \$2,150 per acre.**

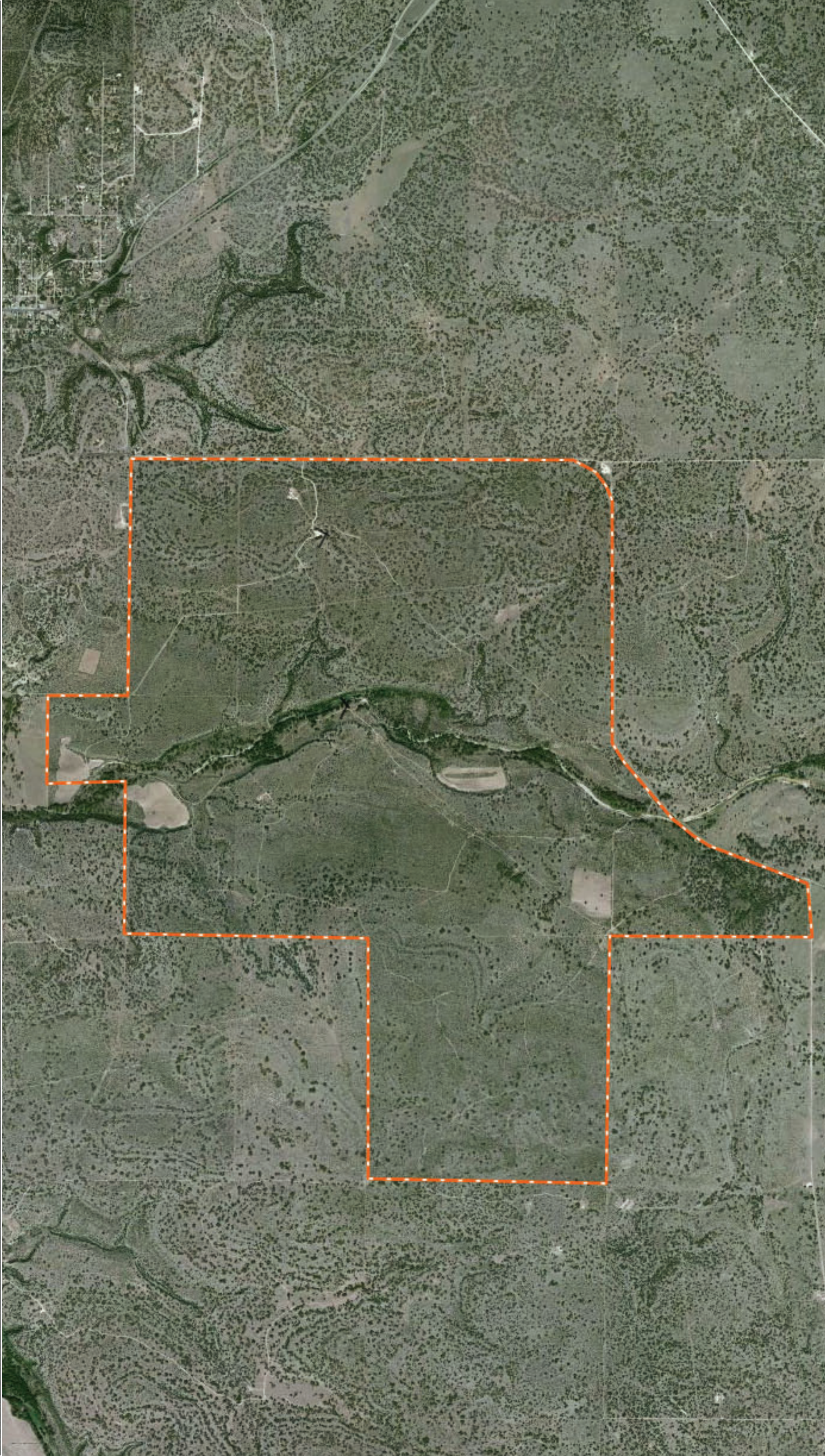


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Dave@dmTX.com  
512-695-2176



dmTX.com

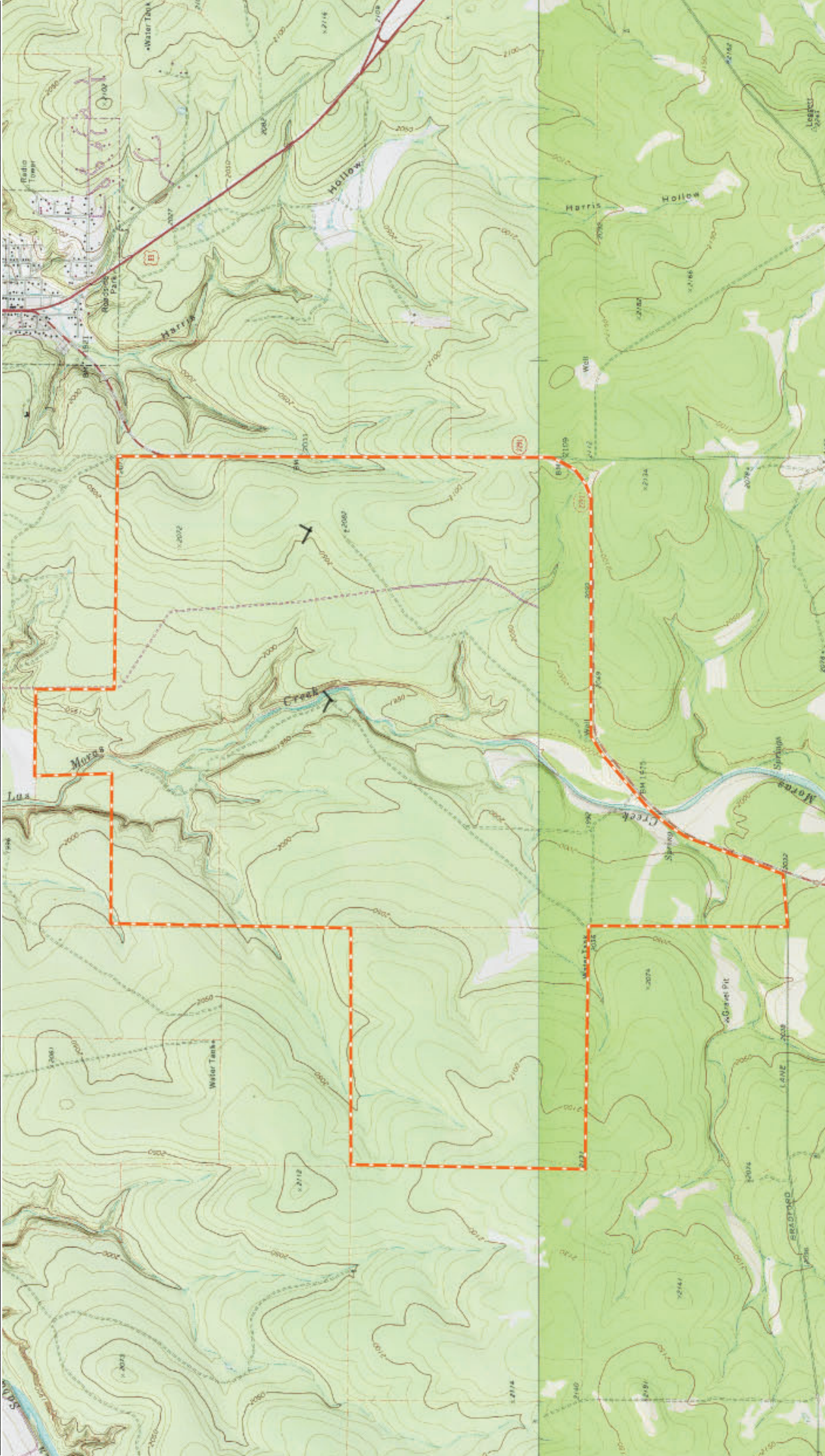


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**dmtx**  
REALTY

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