

# *B & L Ranch*

Burleson County

675 acres

Caldwell, Texas



*Located at:*

**Private Rd. 1021 off County Rd 316**

*Every Aggie's Dream Ranch*

*Fantastic Location*

*within 30 mins of Kyle Field*

McHayden Dillard  
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Cortiers Real Estate  
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# *Ranch Headquarters*



- Ranch house and garage with a storage building
- 6000 sq. ft. equipment and hay storage barn with full bath

# *Introduction*

This ranch is located between Austin and Bryan/College Station, six miles north east of Caldwell. A newly renovated 3 bedroom - 2 bath house (no dollars spared) that was built in 2005. There is a 6000 sq ft hay barn of which 2000 sq ft is fully enclosed with electricity, water, and a full bathroom.

## *Property Highlights*

- Flag stone patios, fire pit and stone outdoor barbeque pit.
- 5 large all season tanks of which 2 tanks are articion filled and have been stocked with lots of fish
- Approximately 150 acres in Coastal Bermuda grass production which produces up to 400 rolls of hay/year
- Custom cattle working pens with squeeze chute and calf chute
- 12 corn feeders, and 2 fish feeders

At present the ranch is being predominately used as a recreational property and is enclosed by an 8 ft. high-galvanized game fence.

## *Equipment*

- John Deere 5425 Cab & Air 4 wheel drive less than 800hrs since new
- John Deere 542 front end loader
- John Deere MX 10ft shredder
- 12ft disc plow
- 200 gallon 3 point sprayer
- Front & rear hay forks
- Hunting and sports vehicle



# *Property Photos*

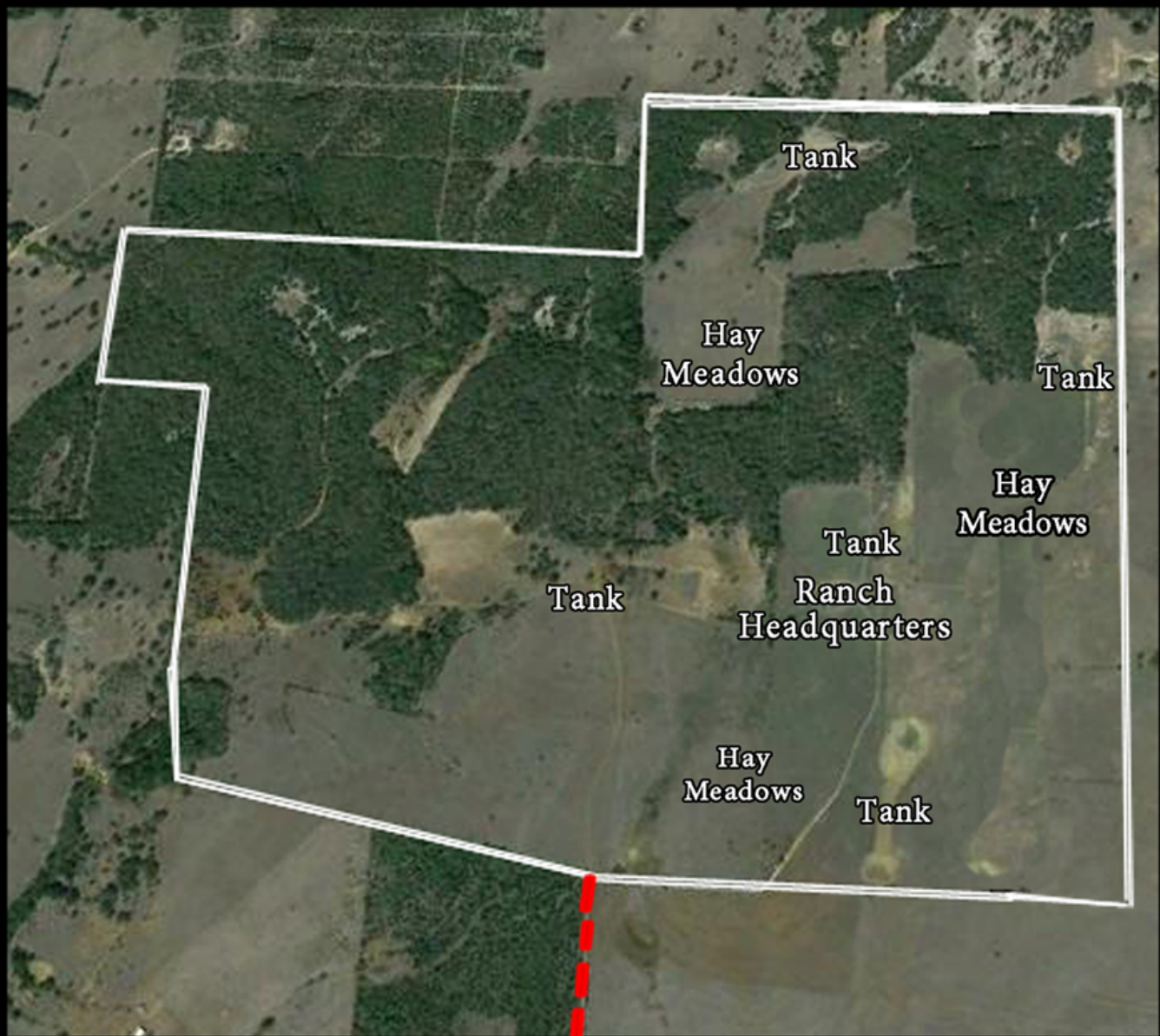




# *Property Photos*



# *Property Aerial*





# *Main Residence photos*





# *Main Residence photos*





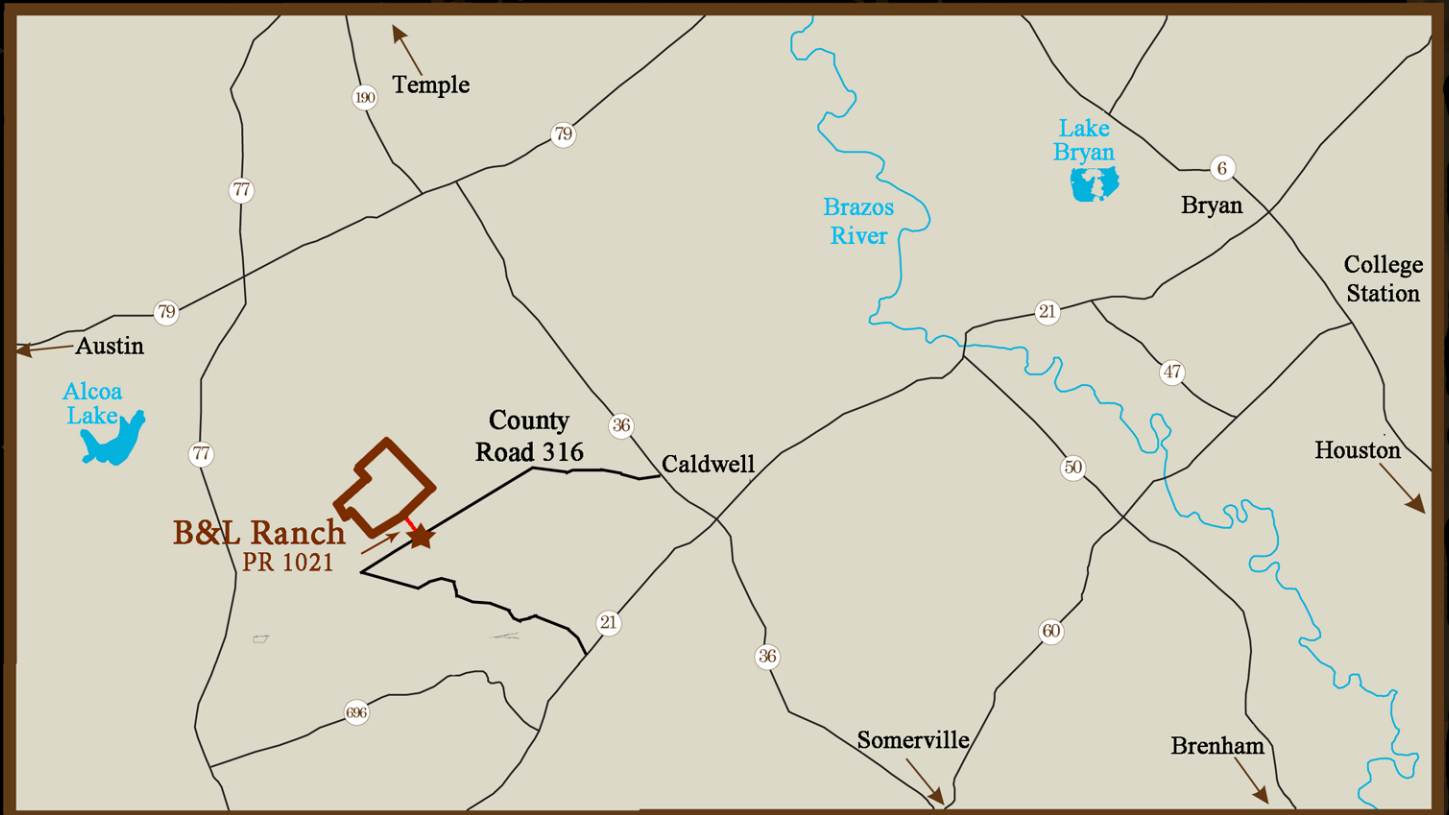
# *Wildlife*



The ranch has been primarily used for recreation.  
Arranged throughout the ranch are:

- 28 ton corn and protein grain bin with a 44-ton quick feed wagon
- 7 corporate deer blind, 12 game feeders and 2 fish feeders

# *Location map*



**Offered at: \$4,000,000**

**Minerals convey with acceptable contract**

**For more information and schedule  
a showing, contact:**

**McHayden Dillard**

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