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RUSSELL FORK RANCH

BURNET COUNTY, TX
271 +/- AC

Exclusively Listed by:

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Ranch & Land Division

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PROPERTY INFORMATION

Location: Situated in the eastern central portion of Burnet County amidst the rolling hills you will find a rare gem located on the Russell Fork of the San Gabriel. The beautiful Russell Fork Ranch is approximately 5 miles northwest of Bertram and 8 miles northeast of Burnet and less than 1.5 hours from Austin and 2.5 hours from San Antonio. The clear flowing waters of the San Gabriel, rolling hills, and proximity to several lakes make this area a very desirable portion of the county.

Land: There is a gentle roll to the property going from the northern boundary down to the creek. Much of the property has been cleared in the main pastures though there is significant cover and an abundance of hardwoods along the San Gabriel. Soil types on the ranch include Doss silty clay, Brackett soils, Bolar clay loam, and Oakalla silty clay loam to name a few. Though the pastures are primarily in native grasses, some of the pastures were planted with improved grasses at one time.

Improvements: The ranch has a welcoming custom built entrance with a paved road leading all the way to the two custom built homes. The main house is a 3 bedroom/ 2 and a half bathroom approximately 3,200 +/- SF with a enclosed porch overlooking a large stock tank north of the house. The second home is a 3 bedroom/2 bathroom and approximately 1,400 +/- SF with an open living area and kitchen. Both of the homes have garages that are attached and under roof. Near the homes there is a metal building/barn that is approximately 2,000 +/- Ft. The property is fenced along the perimeter and is cross fenced for cattle and livestock. Various pastures are accessed by rough cut roads and trails throughout the property.

Topography: Russell Fork Ranch has approximately an elevation change of approximately 80 feet. The highest point of elevation is approximately 1260 +/- Ft above sea level. The lowest point of elevation on the ranch is approximately 1169 +/- Ft above sea level along the banks of the San Gabriel.

Water: The ranch features approximately 1,000 +/- Feet of frontage on both sides of the Russell Fork of the San Gabriel River. This stretch of the San Gabriel typically has good water and is clear. In addition to the river there are 2 stock tanks on the property. The larger stock tank is approximately 2 +/- AC in size. Water is provided to the two homes from a water well. There is one additional well on the property.

Recreation/Hunting: Excellent hunting and recreation can be found on the ranch. Majority of the pastures are well suited for dove hunting, the large stock tank is great for fishing and duck hunting. There are several locations along the creek that are ideal for feeders for whitetail deer, hogs, and turkey.

Minerals: Contact Listing Broker for more information.

The information contained herein has been obtained from sources deemed reliable. The recipient must independently verify all information. Broker makes no representations or warranties as to the accuracy of this information.

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Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at sole discretion of the Listing Broker.

Prospects may be required to provide proof of funds prior to scheduling a showing.



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