

CHEROKEE CREEK RANCH

SAN SABA COUNTY



REALTREE TEXAS.COM



**RAY LAND
COMPANY**

Property Description

Cherokee Creek Ranch (CCR) is a 170± acre property that is one of the most unique and rare opportunities in San Saba County. With almost 4,000 ft of pristine Cherokee Creek frontage, a new 140± foot long concrete dam and minimal vertical improvements, CCR provides the perfect opportunity for the new owner to make it their own.

Cherokee Creek is one of the strongest flowing creeks in the area. It provides ample opportunity for fishing, kayaking and duck hunting. Majority of the creek is easily accessible and the land along the northern side of the creek is loaded with massive oaks and pecans along with a variety of the other species.

CCR is a very diverse property that possesses all of the qualities today's buyer is seeking. Strong recreational appeal, excellent hunting and fishing opportunities, heavily wooded areas with mature trees, open hay fields with rich soils and LIVE WATER.

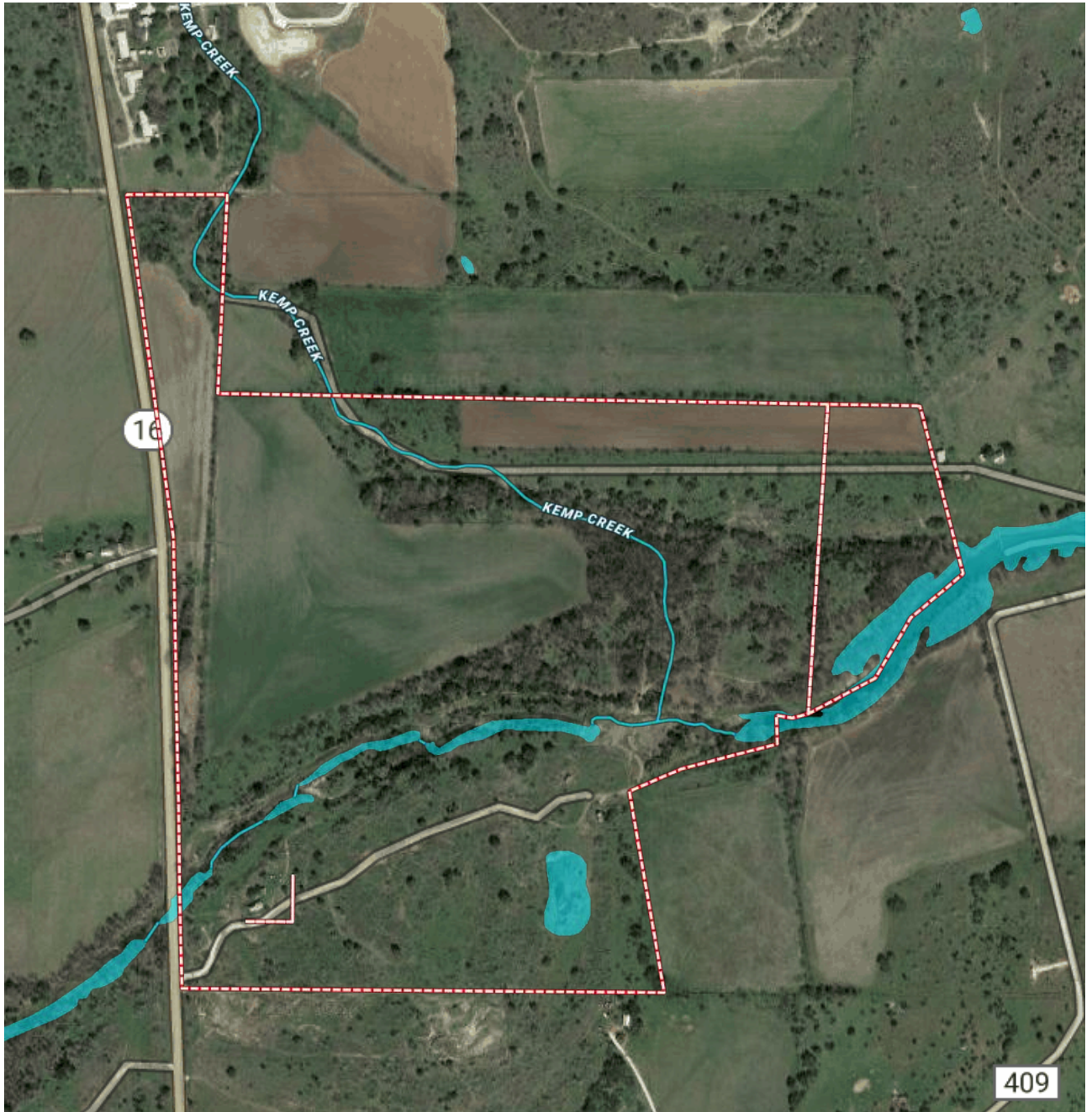
This ranch is well situated being just 15 minutes north of Llano, 1.5 hours from Austin and 2 hours from San Antonio. The property has extensive road frontage along and with that comes the opportunity to split the ranch, which the owner is willing to consider.



Aerial Map

Cherokee Creek Ranch

San Saba County, Texas, 170 AC +/-

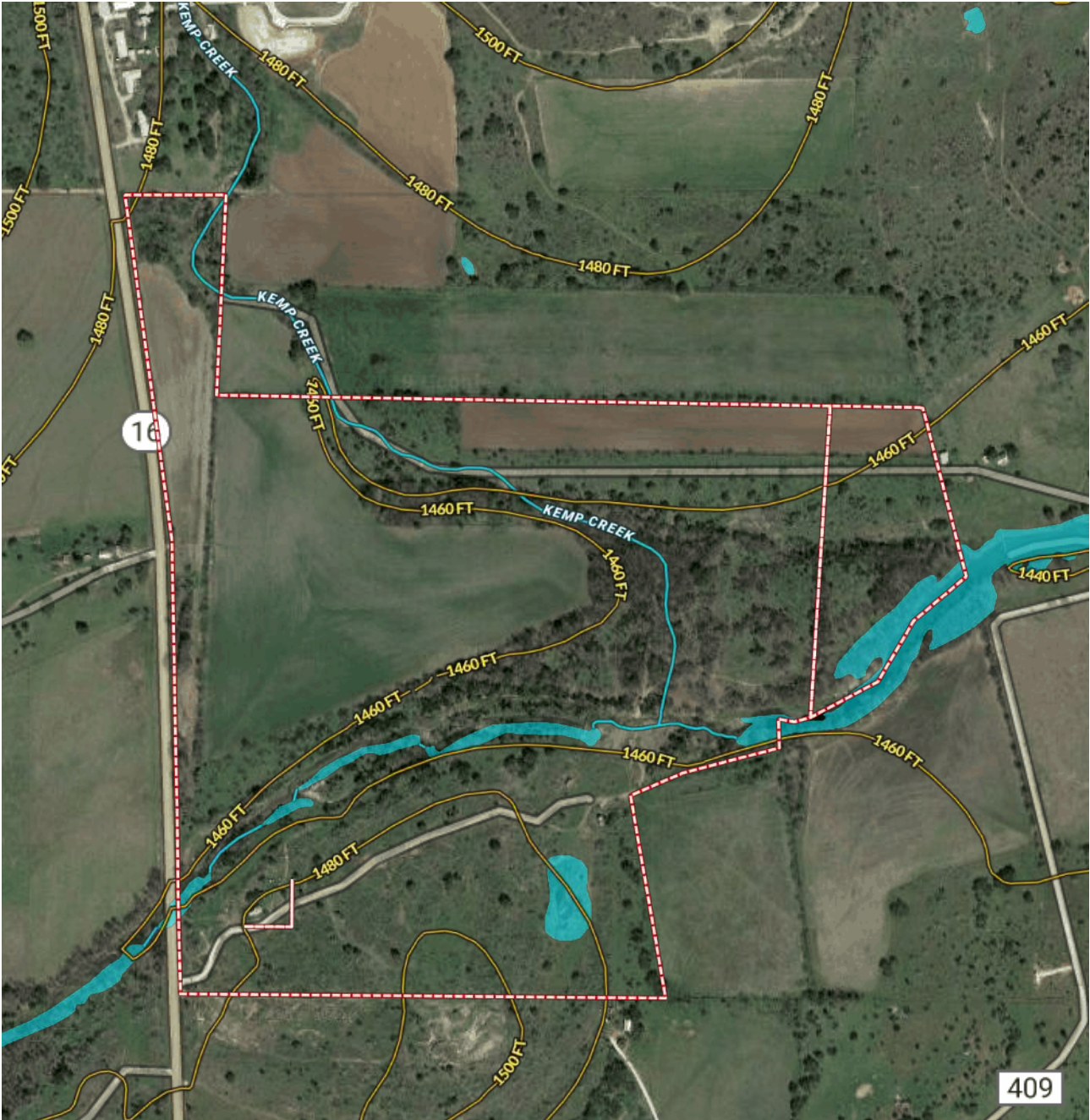


RAY LAND
COMPANY

REALTREE TEXAS.COM

Contour Aerial Map

Cherokee Creek Ranch
San Saba County, Texas, 170 AC +/-



RAY LAND
COMPANY

REALTREE TEXAS.COM

Improvements

Home:

There is an existing older home on the property that has been remodeled and serves as great place to stay while enjoying the property. It would also be a great guest home in the event a new owner wanted to build a larger main home.

Property:

The ranch has two main sections that are bisected by Cherokee Creek. The perimeter of the property is low fenced with high fence along the highway.

Water:

There is one water well on the ranch that services the home. There are very productive water wells in the immediate area. Additional wells could be drilled on the ranch.



REALTREE[®]TEXAS.COM



**RAY LAND
COMPANY**

|Listing Broker Info

This property is EXCLUSIVELY LISTED by: Ray Land Company, LLC.
(Lic # 9000846) All communication in regards to this property needs to go through the listing agent/broker only.



Listing Agent: Dustin Ray, Broker & Realtree™ Land Pro
License # : 586415
Cell: 830.446.6823
Office: 830.331.7333
Website: RealtreeTexas.com
Email: dustin@raylandco.com

**Each office independently owned and operated. The Information provided herein is deemed accurate, but subject to errors, omissions, price changes, prior sale or withdrawal. United Country - Ray Land Company does not guarantee or is any way responsible for the accuracy or completeness of information, and provides said information without warranties of any kind. Please verify all facts.*

***Realtree United Country Hunting Properties™ and UC Ranch Properties™ are highly specialized marketing divisions of United Country Real Estate | Ray Land Company.*

****All creeks and rivers in Texas are subject to fluctuating levels of flow and can go underground or even become dry at times based on rainfall and other conditions. We make no representation as to the permanency of this creek, spring or river as it exists today or at the time of your visits.*



RAY LAND
COMPANY

REALTREE TEXAS.COM