

SAN SABA RIVER RANCH



7800± Acres Menard County
Mahan Road, Menard, Texas

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IMPROVEMENTS

The main ranch headquarters is a 9-bedroom, 6 bath, hunting lodge located in the northeast corner of the property. There are also 3 modular homes that could serve as guest cabins and/or a foreman's home. There is also a 2-bedroom river cabin on the southern portion of the ranch. 6,200± acres are under high-fence, with the remaining "river tract" portion of the ranch being low-fenced. There is extensive cross-fencing throughout the ranch and a very good road system enabling easy access across the property. There is a set of 10 whitetail breeder pens on the north side of the ranch, along with a set of cattle pens.





WATER

The highlight of the ranch is the 3± miles of pristine San Saba River frontage which forms a portion of the southern boundary of the property. Almost the entirety of the river frontage is easily accessed, with several wide deep blue holes connected by ribbons of small rapids cascading over the bedrock bottom. Fishing along the river is excellent for big bass, catfish, perch, and carp. The interior of the ranch has superior water infrastructure, with 9 water wells, one being a Hickory Irrigation well 1800± ft deep, that is capable of producing upwards of 800 GPM per the owners. The water wells supply water via miles of underground pipe to several livestock troughs scattered throughout the ranch so that cattle and wildlife never have to stress for a drink. There are 20± stock tanks scattered throughout the ranch which are a magnet for waterfowl during the fall and winter months.





SUPERIOR WATER INFRASTRUCTURE



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TERRAIN

The 6,200± acre high-fenced portion of the ranch is mostly gently rolling, native range land, featuring an excellent mixed cover of hardwoods and shrubs. There is a range of larger hills that dominates the western portion of the ranch providing some steeper topography and excellent views of the surrounding countryside. Seasonal 'Taylor Branch Creek' bisects the western portion of the ranch creating a diverse landscape of draws, canyons, and flats mixed in with the hills. There are several fenced fields across the ranch that could serve as wildlife food plots. The 1,600± acre low-fenced portion of the ranch along the river is mostly pristine bottom-land studded with countless large live oaks, pecans, and other hardwoods. There are 250± feet of elevation change across the ranch.

WILDLIFE

An improved whitetail deer herd can be found in the high-fenced portion, along with a few blackbuck, turkey, hogs, quail, dove, duck, and other native species can also be found on the ranch.

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7800+ ACRES MENARD COUNTY, TEXAS

The ranch is located in northeast Menard County 11± miles west of Menard, 25± miles northwest of Mason, and 20± miles southwest of Brady. All amenities and international airports are available 2± hours away in either Austin or San Antonio. The ranch has 2 access points via an all-weather easement road on the northeast corner and frontage along Mahan Road in the southwest corner.

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MINERALS

Surface sale only.

TAXES

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