

# SANTA TERESA RANCH \$4,728,820

## RANCH CONNECTION

Est. 1984



Selling Ranches All Over Texas

## HAMILTON COUNTY

Hamilton, Texas

## 859.76 ACRES

Farm/Ranch Sale

RANCHING • HUNTING • RECREATIONAL • RESIDENTIAL

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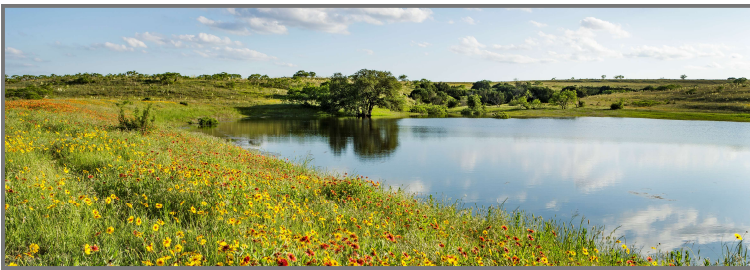
### PROPERTY FEATURES:

- 1939 SW-style Hacienda
- Two connected casitas
- Expansive patio & grounds
- Beautiful backyard pool
- Great fishing & hunting
- 3 Lakes / 3 stock tanks
- Working Cattle Ranch
- Multiple barns
- Working pens / chute
- Four fenced pastures
- Three water wells
- 3900' dirt airstrip

2113 E Hwy 36  
Hamilton, Texas 76531



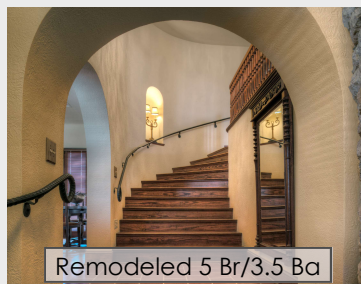
*This renowned ranch is steeped in history, from hosting Texas-sized parties to producing top-quality Hereford!*



The famed Santa Teresa Ranch is known by many and at one time there was a public steakhouse on the premises. Built in 1939, the southwestern-style hacienda and its extensive grounds were the talk of the country and visited by the Dallas elite. The 5,500+ sq ft. main house, two casitas and nearby pens make up the headquarters. The rest of the ranch is sprawling native range dotted with lakes and long vistas. The ranch has frontage along Hwy 36 and Hwy 22 offering up land development opportunities. It also overlooks the 32 acre city lake and has multiple barns. The ranch is just 2 hours SW of Dallas/Fort Worth and an hour from Waco. Words cannot adequately describe this place...it is truly a MUST-SEE!



5,523 sq ft Ranch Home



Remodeled 5 Br/3.5 Ba



Perfect for Hosting



Stunning Lap pool



# SANTA TERESA RANCH

2113 E. Hwy 36  
Hamilton, Texas 76531

## PROPERTY VIEWING BY APPOINTMENT ONLY

### Land

#### Barn Information

- Barn(s)
- Equipment Barn

#### Easements

- Utilities

#### Game

- Dove
- Ducks
- Quail
- Turkey
- Whitetail Deer

#### Lot Description

- Acreage
- Horses Permitted
- Lrg. Backyard Grass
- Pasture
- Tank/Pond
- Water/Lake View

#### Type of Fence

- Barbed Wire

#### Property Tax Exemption

- Yes

#### Special Notes

- Verify Tax Exemptions
- Virtual Tour

#### Surface Rights

- All

#### Present Use

- Agriculture
- Grazing
- Hunting/Fishing
- Residential Single

#### Proposed Use

- Agriculture
- Equine
- Grazing
- Hunting/Fishing
- Orchards/Vineyards
- Residential Single

#### Miscellaneous

- Cattle Working Pen
- Corrals
- Fenced for Cattle
- Fenced for Horses
- Loading Chute

#### Fish

- Bass
- Catfish

#### Land Type

- Livestock

#### Number of Wells

- 3

#### Number of Lakes (water over 5 acres)

- 1

#### Number of Ponds (water 1-5 acres)

- 2-5

#### Common Features

- Landing Strip

#### Road Frontage Desc

- Asphalt
- State

#### Street/Utilities

- Outside City Limits
- Septic
- Well

#### Topography

- Rolling
- Varied

#### Will Subdivide

- No



**DIRECTIONS:** From the town of Hamilton, Texas, take Hwy 36 South; entrance located 1.5 miles on the left. (Additional road frontage and a gate on Hwy 22.)

The ranch is 2 hours SW of Dallas/Fort Worth, less than an hour west of Waco, and 2 hours from Austin.

