



★ BAGLEY RANCH ★

Productive Ranch with Excellent Hunting

335 CR 314, San Saba, San Saba County, Texas • 350± Acres • \$2,698,000



The Bagley Ranch is located in San Saba County, just southwest of San Saba.

The eastern border has over 4,000 RR 1030 frontage. The ranch has been blessed with an Artesian well that produces some of the best water you'll ever taste! The well could be drilled at a deeper depth to produce even more water if someone wanted a large scale irrigation system. This is a very fertile/productive ranch providing wheat pastures for harvest and cattle forage with approx 260 tillable acres. The Pecan trees are massive and plentiful, with over 500 trees producing a substantial commercial crop, capable of 30,000lbs in a season. There's plenty of cross fencing to help manage grazing and separate livestock during farming operations. Also, a stout set of pipe working pens are in place for handling livestock. The ranch will carry 50 cows and their calves comfortably. If you want to feed calves on wheat, you can feed out 150 head.

This immaculate, well cared for ranch with little to no rock and its many diversified uses, make it one of the most desirable ranches in San Saba County. A warm and welcoming natural stone and cedar ranch style home sits in the shade of the beautiful pecan trees surrounded by a large yard and outdoor patio area ideal for family fun and entertaining. There are multiple covered parking spaces for vehicles, with plenty more parking and storage for your RV, four wheelers, tractor and equipment in the multiple sheds, shops and 40x80 barn. Stock ponds also provide water for livestock and wildlife. With abundant Whitetail Deer, Wild Turkey, Dove and Hogs, hunting can be excellent on The Bagley Ranch.

For more information call **Brad Wilcox** at 512-461-7042.

Property being Co-Listed with **Darlene Wilson** at 325-205-2469.

www.TXRanchBrokers.com





















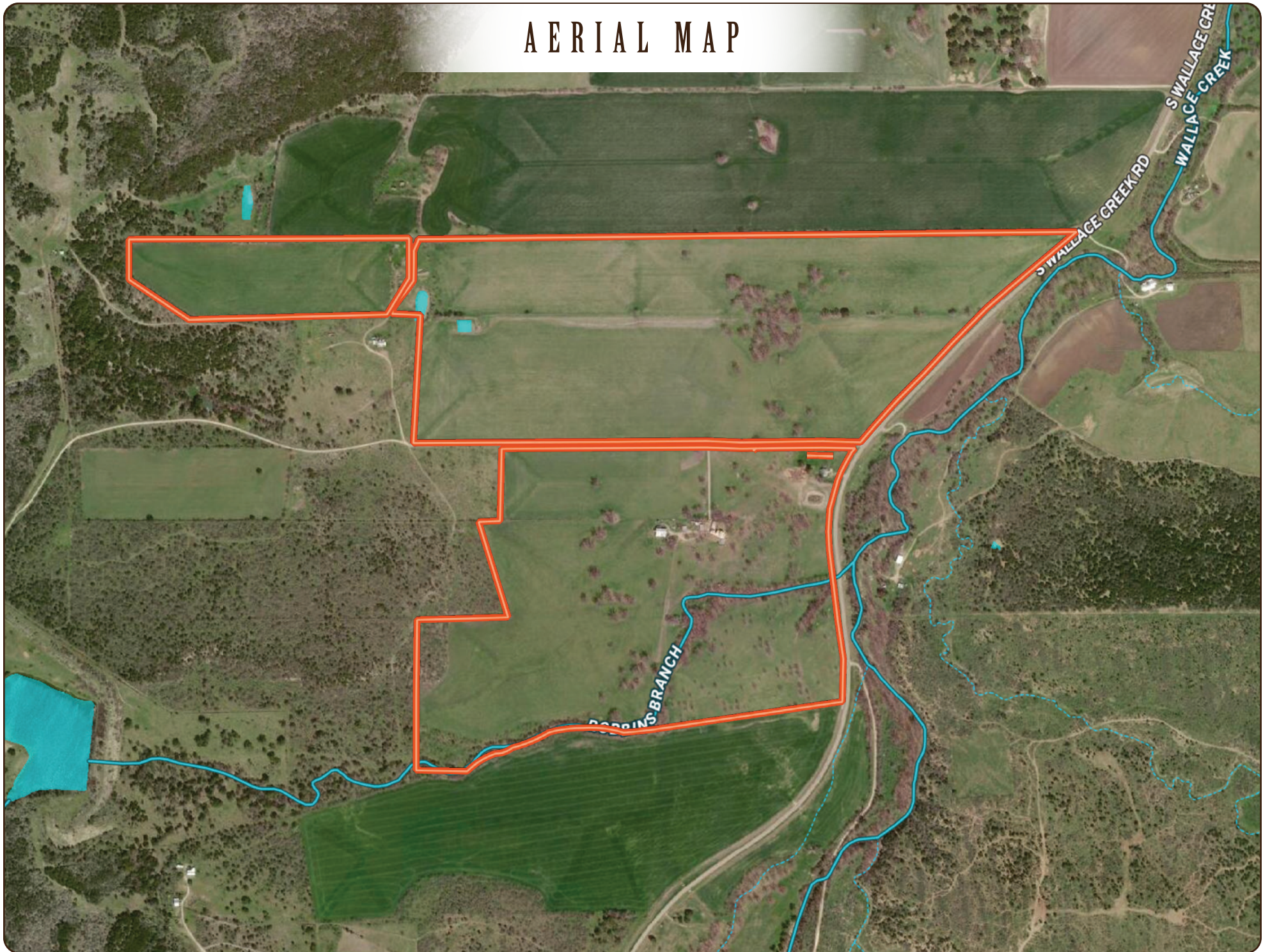




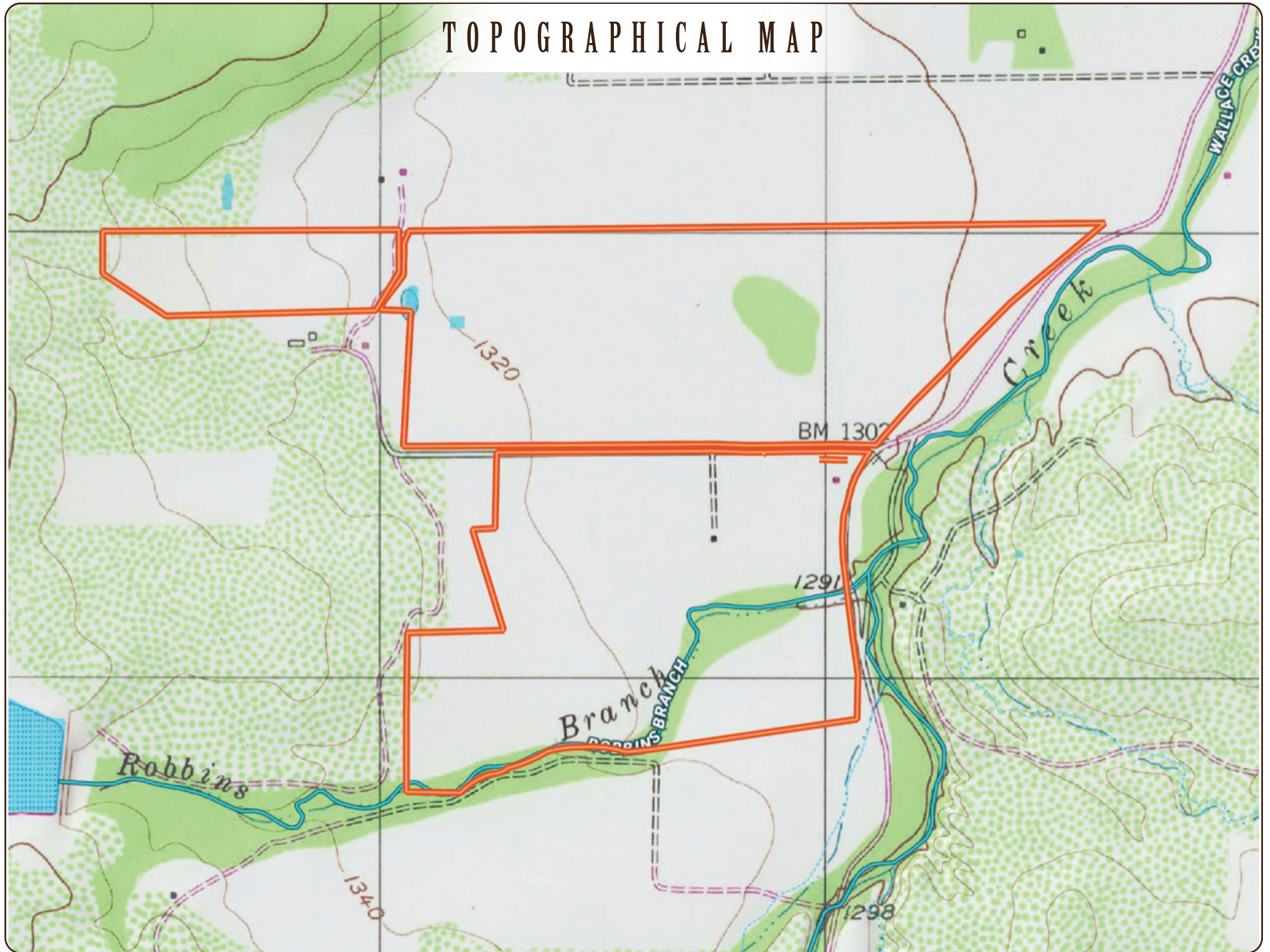




AERIAL MAP



TOPOGRAPHICAL MAP



[illegible]

LLANO RIVER



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Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>