

CHEROKEE SPRINGS RANCH



DR

DULLNIG

RANCH SALES



DESCRIPTION

It is not often you have an opportunity to acquire such a uniquely manicured piece of land with this amount of private flowing live water. This turn-key Hill Country ranch offers countless year-round activities for all to enjoy with very tasteful structural and land improvements already in place. The terrain consists of beautiful rolling hills and the primarily all-weather road system provides access to the majority of it with ease. You won't find many ranches that parallel the beauty and diversity of Cherokee Springs Ranch, especially not within a two-hour drive of downtown Austin.

STRUCTURAL IMPROVEMENTS

The headquarters sit on a hill amongst a copse of Oaks, Cedar Elms and other hardwoods, with a great view overlooking Cedar Creek and a nearby cultivated field. The limestone main house has a cozy, welcoming feel and includes 2 bedrooms, 2 bathrooms and a loft for overflow. A short walk from the main house is a custom-built 2-bedroom, 2-bathroom guest casita with a connected living area and a separate game room. This tasteful casita has amazing natural lighting in all of the rooms and was designed by Austin architect Gary Furman. The thoughtfully curated outdoor entertainment facilities include a pool, built-in stone fire pit and a covered pavilion with a fireplace, living area, and dining area. Between the main house and casita are two garages which hold a total of 6 vehicles and have ample storage space, plus a gun room and two laundry rooms (one for each house). There are two other houses elsewhere on the ranch, which are currently used for ranch employees. If one wanted to add additional improvements, there are numerous ideal building locations throughout the ranch.

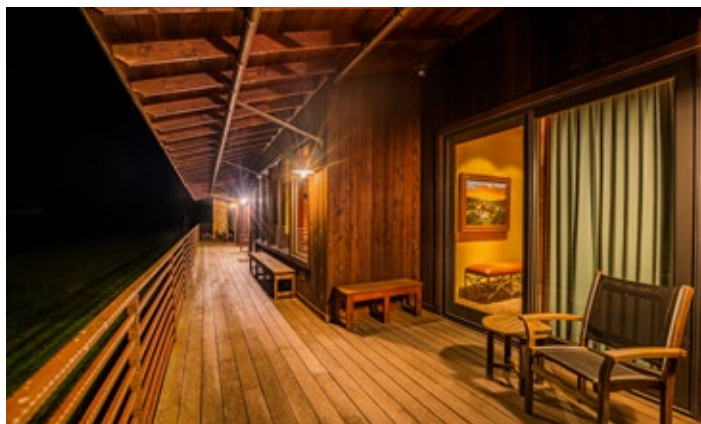
1,700± Acres

San Saba County

RANCH IMPROVEMENTS

- Game cleaning area
- Enclosed barn with roll top door
- Hay barn
- Equipment storage barn
- Several storage sheds
- Cattle working pens

- Partial high-fencing on the east perimeter
- Low fence cross fencing
- 10± hunting blinds and feeders
- 9± miles of improved all weather roads
- Full list of ranch equipment can be provided by broker



1,700± Acres
San Saba County



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WATER

There is no shortage of water on this ranch with the highlight being 1.7± miles of year-round flowing Cherokee Creek traversing right through the middle of the property. Having this amount of private live water of this quality is a rarity. The creek starts out flowing past a large rock outcropping which then leads to a series of shallow rippling water falls creating pools ideal for lounging and for kids to play in. The next half mile of the creek has two man-made dams, which were constructed to make it appear as if they have been there for a hundred plus years. These dams create wide lake-like bodies of water ideal for kayaking, swimming and fishing. Additional water features include: a 3± acre lake stocked with fish; Cedar Creek, which holds pools of water most of the time and will flow part of the time; and several other wet weather creek drainages. Four ponds provide livestock and wildlife watering, and there is a windmill well-equipped with a solar panel that feeds two water troughs. There are a total of four working water wells on the ranch.



1,700± Acres
San Saba County



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San Saba County



TERRAIN/VEGETATION

Diverse terrain transitions from rolling hills providing spectacular long-distance views to rich creek bottomland with fertile soils and tillable fields. There is over 300' of elevation change throughout the property, ranging from 1,200± to 1,524+ feet above sea level. Cherokee Creek is lined with hundreds of grand native pecan trees and the underbrush along the creek has been removed allowing these pecan trees to be highlighted and the native grasses and wildflowers to flourish. Along with the pecans you will find Live Oaks, Post Oaks and Cedar Elms. Many areas of the ranch have been selectively cleared of cedar and mesquite to help improve the habitat for both wildlife and livestock. Approximately 145 acres of cultivated fields produce a mixture of hay, wheat, oats and sunflowers. These field crops provide grazing for livestock and wildlife, plus they are an attractant for dove hunting in early fall.

1,700± Acres

San Saba County

WILDLIFE

This ranch has an abundance of native wildlife which has been intensively managed by the current owner for over 17 years. The selective brush clearing, supplemental feed and abundance of water provide an ideal habitat for wildlife to thrive. The species commonly seen include whitetail deer, turkey, dove, bobcats, migrating waterfowl, wild hogs, varmints and a plethora of song birds. The 3± acre lake is stocked with bass and perch for fishing. Cherokee Creek is stocked in the colder months with rainbow trout and also offers great fishing for bass and catfish year-round.

HISTORY

You will find Native American artifacts throughout the ranch and there is a camp location under a cliff overhang along the banks of Cherokee Creek.



1,700± Acres
San Saba County



MINERALS

Negotiable. Call Broker for details.

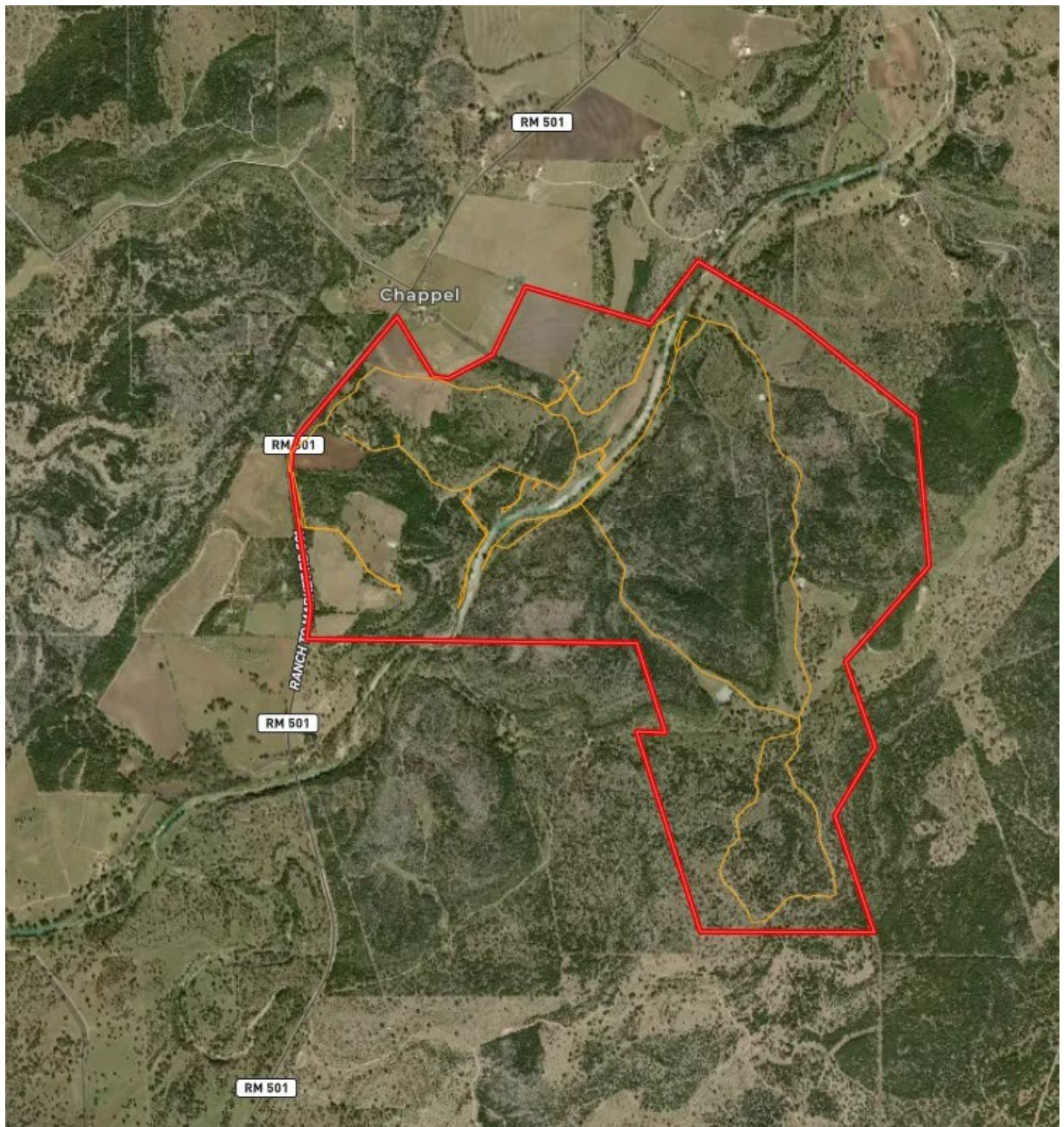
TAXES

Ag Exempt.

1,700± Acres
San Saba County

MAP

[Click here to view map](#)



1,700± Acres
San Saba County



1,700± ACRES SAN SABA COUNTY FM 501 CHEROKEE, TX

There is over a mile of paved road frontage on East FM 501 and the ranch is located 10± miles NE of Cherokee, 15± miles SE of San Saba, 27± miles NE of Llano, 95± miles NW of downtown Austin, 135± miles N of San Antonio, 165± miles SW of DFW and 250± miles NW of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

VIDEO

[Click here to view video](#)

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