

South Arrow Ranch

200± acres | \$6,250,000 | Round Mountain, Texas | Blanco County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

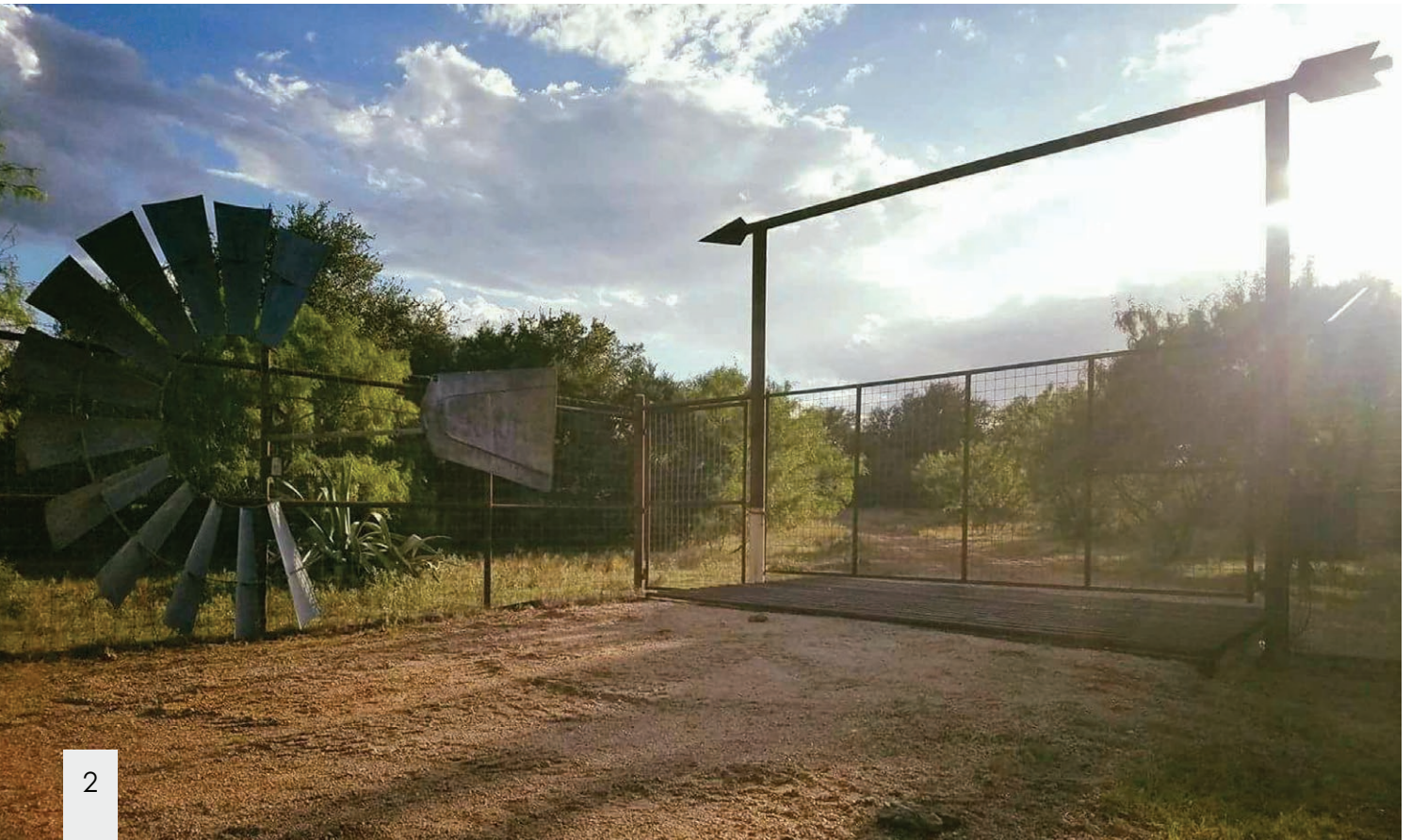
Est. 1920

South Arrow Ranch

Property Description

We are honored to have been chosen as the exclusive brokers for the marketing of the South Arrow Ranch. The nearly 200± acre ranch is located in the highly desirable northwest portion of Blanco County. The property has just less than 1/2 mile of Smith West Ranch Road frontage and is high fenced on three sides. There is a 7,500 sq. ft. main barn/shop, excellent water well, hunters' cabin, two ponds, and numerous ranch roads with good tree cover. The ranch is less than 1/4 mile off of FM 962 in an area that has several new subdivisions. This area of the Texas Hill Country is in high demand for its location to Texas wineries, Fredericksburg, Lake LBJ, and Horseshoe Bay.

The property is a perfect place to build your dream home with several prime building locations. There is also great potential for development with plenty of county road frontage, good water, plentiful oak trees, two ponds, and numerous amounts of wildlife. This is a truly unique property that rarely comes on the market in this particular area of the Texas Hill Country.







Location

The South Arrow Ranch is located in a very unique area of the Texas Hill Country. It lies in an area between Fredericksburg, Llano, Marble Falls, and Johnson City. With the accessibility to the Texas wine country, shopping, a new hospital, and Lake LBJ, it is a very sought-after piece of Texas. The property has an excellent climate and an annual rainfall of 35". The ranch is located on Smith West Ranch Road just south of FM 962 and is close to some very popular areas of Texas.

Nearby Cities:

- Fredericksburg - 48 miles
 - Marble Falls - 17 miles
 - Llano - 27 miles
 - Johnson City - 18 miles
 - Austin - 55 miles
 - San Antonio - 81 miles
-



Improvements

The ranch has excellent fencing with a high fence on three sides. It has a 7,500 sq. ft. barn/shop that has concrete floors, electricity, water and is insulated. It also has a 3,500 sq. ft. awning that has horse stalls under it. There is an excellent water well that provides water to the barn/shop and several water troughs scattered throughout the ranch. There is also a 1-Bedroom, 1-Bath hunter's cabin located outside the Barn/shop. The property has several ranch roads that will allow the new owner to explore this amazing property.







Water Features

- 2 Ponds
 - 1 Water Well (150 gpm)
 - Several water troughs are scattered throughout the ranch for cattle and wildlife.
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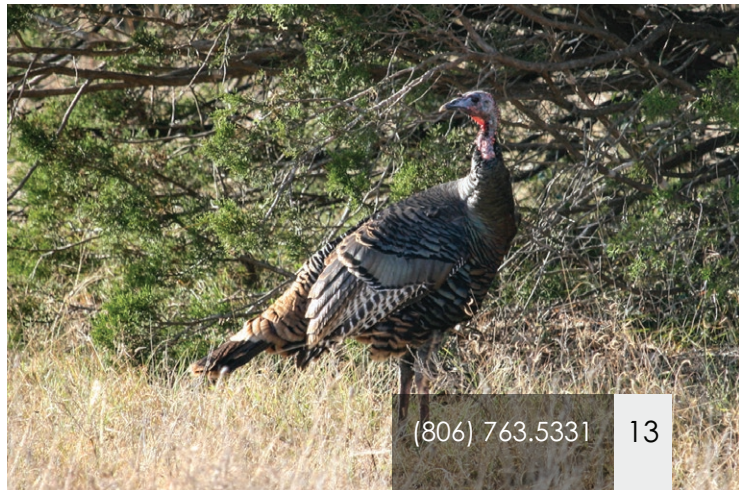




RECREATION • HUNTING • FISHING

The South Arrow Ranch is an excellent hunting ranch for white-tail deer, turkey, dove, quail, and wild hogs. The two ponds are stocked with fish and give the new owner some waterfowl and dove hunting opportunities. It is a great place to ride ATVs and to explore the hiking trails. Bring your horses to explore your new property. It has everything that you need to accommodate your horses and all of your other animals.









Resources

The ranch is being offered with minerals available with an acceptable contract (negotiable). All rights associated with alternative energy production, such as wind and solar will be conveyed to Buyer at closing.

Price • Remarks

The South Arrow Ranch is a very unique piece of property that rarely comes on the market in this area of the Texas Hill Country. It is a blank canvas for the new owner to build their dream home and has development possibilities if that is your desire. With the amount of frontage on Smith West Ranch Road it gives the new owner several options with the property. You need to see this property to truly appreciate all that it has to offer. It is reasonably priced at \$31,250 per acre or \$ 6,250,000.

Additional acreage is available!!

Please give Dane Mount a call at (940) 839.6247 to schedule your private showing!





SOUTH ARROW RANCH

Killeen

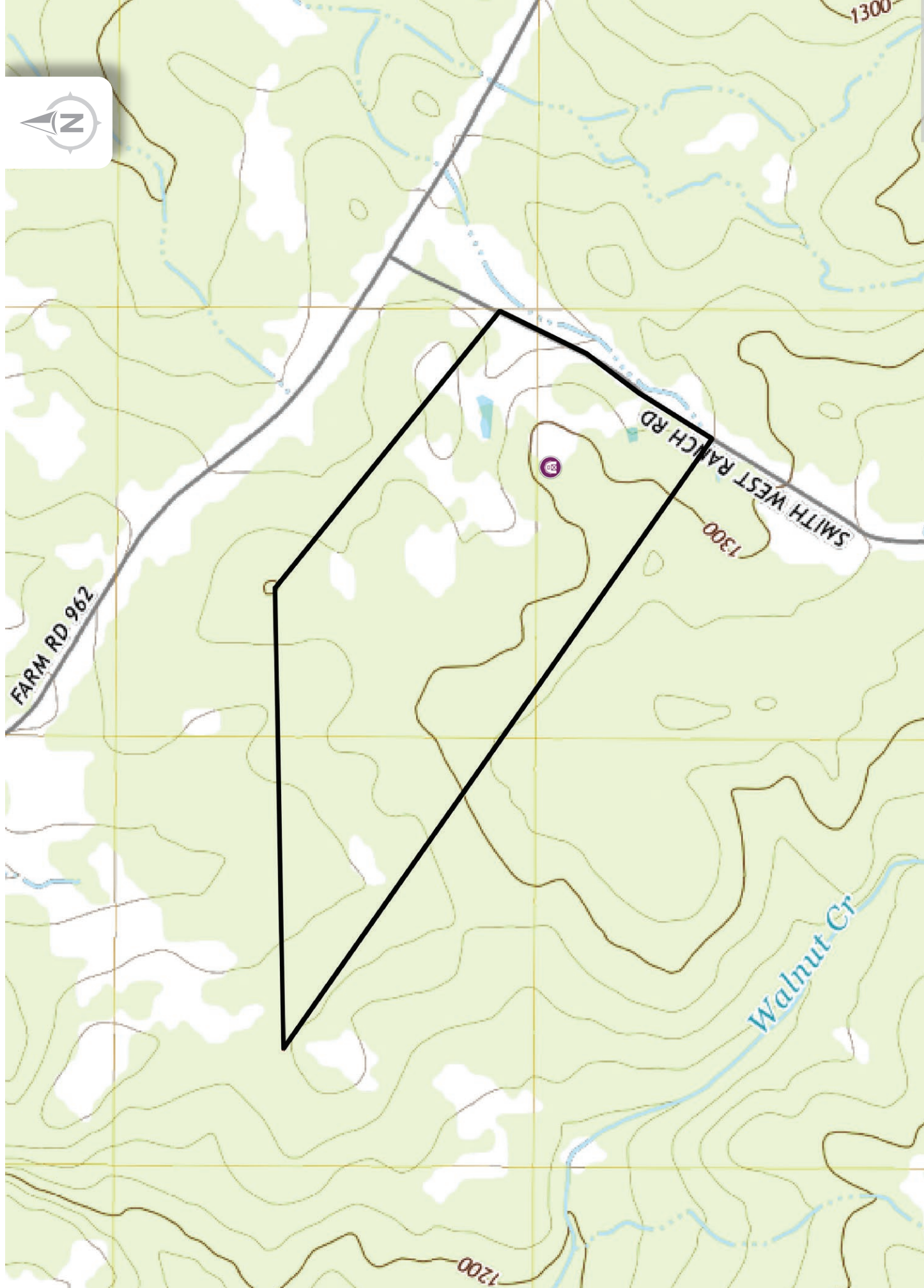
Round Rock

Austin

San Antonio



30.4786, -98.4308



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Scan QR Code for more details on the South Arrow Ranch.

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YouTube

