

Burrow Guadalupe River Ranch

797.5± acres | \$15,112,625 | Gonzales, Texas | Gonzales & DeWitt Counties



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Burrow Guadalupe River Ranch

We are honored to have been chosen as the exclusive brokers for the marketing of the Burrow Guadalupe River Ranch. The nearly 800± acre ranch in Gonzales and DeWitt counties is an outstanding property with almost two full miles of Guadalupe River frontage. This one-of-a-kind ranch has improved grass pastures, an outstanding river bottom land that is lined with mature pecan and oak trees, and a well-developed pecan orchard near the house. The ranch is approximately 80 miles east of San Antonio and 120 miles west of Houston, Texas. This is an excellent cattle and hunting property with prime river and highway frontage.

The Burrow Guadalupe River Ranch was purchased in 1995 by David Burrow from the Steen family who ran a ranching operation in the area for numerous years. Mr. Burrow had a dream of creating a showplace when he acquired the ranch from the Steen family. The main home, constructed on a hill overlooking the ranch, is a great place for entertaining guests with magnificent views of the beauty of the property down below. This is a rare offering with all of the improvements, the Guadalupe River, and an abundance of wildlife and cattle potential.







Location

The Burrow Guadalupe River Ranch is located in southern Gonzales and northern DeWitt counties of South Texas. It lies on the Guadalupe River between Gonzales and Cuero on Highway 183. The ranch is located in an excellent cattle and hunting area and has a great climate with an annual rainfall of 36" per year. The property is accessed by Hwy 183 via paved road access to the main gate of the ranch. This outstanding location is an easy drive from San Antonio (80 miles), Austin (70 miles), and Houston (120 miles).







Improvements

The Burrow Guadalupe River Ranch is a highly improved property with the main house being two story with an attached apartment for guests. The main house has a rock exterior and is set up to entertain guests with an open floor plan, a large kitchen with a commercial walk-in refrigerator and freezer, a large dining room and wet bar, a pool room, and a screened-in porch. There is an outdoor kitchen located between the main house and the apartment that also has access to the pool area. The pool area is a perfect spot for outdoor parties and entertaining with two restrooms and an abundance of the area is covered with mature trees.

There are five other small stone guest houses complete with metal roofs that match the main house. The main barn is stone with a metal roof and concrete floor that matches the main house. It has 7 rain collection tanks for extra water and a covered area to store equipment. There is a small horse barn with a tack room and six outdoor stalls. The ranch has excellent perimeter fencing and cross fencing that is set up for a rotational grazing program and is planted in improved grasses. Additionally, there is a greenhouse and an irrigated garden area for the garden enthusiast!























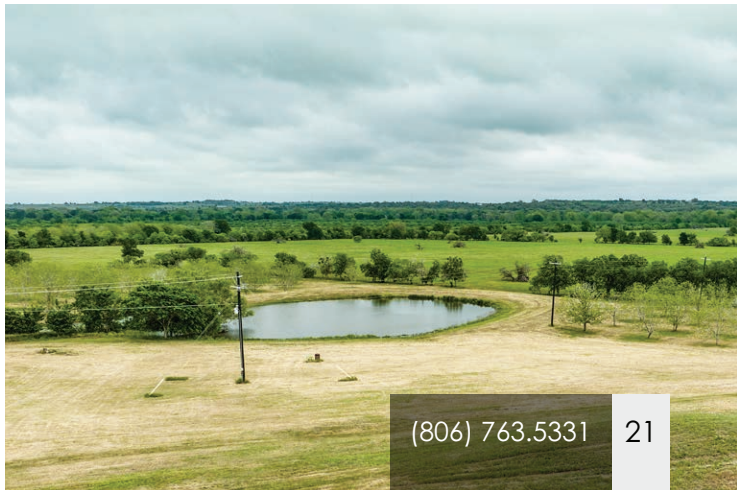


Water Features

The ranch is considered very well watered with:

- Almost 2 miles of Guadalupe River Frontage
 - 3 Ponds
 - 5 Windmills
 - 6 Wells
 - 13 Rain Collection Tanks
-







Recreation • Hunting • Fishing

The Burrow Guadalupe River Ranch is located in a part of Texas with outstanding hunting and fishing. There is great habitat for whitetail deer, turkey, quail, dove, and wild hogs. The river is lined with mature pecan and oak trees that provide great habitat for the wildlife native to this area. The river and the ponds offer an opportunity for the avid fisherman and great dove hunting. The ranch is perfect for horseback riding, RVs, and the river can be floated at certain times of the year. This is a great recreational ranch that offers something for everyone to enjoy!

Resources

The ranch is being offered with 20% of all owned minerals and royalty interest being included with the purchase. There is oil production on the ranch, so this is an opportunity to purchase a beautiful live water recreation ranch with producing minerals. Details on the current production can be provided with proof of funds. All rights associated with alternative energy production, such as wind and solar will be conveyed to the Buyer at closing.







Price • Remarks

The Burrow Guadalupe River Ranch is a unique offering that is highly improved with almost two miles of Guadalupe River frontage. A property like this rarely comes on the market. This is a remarkable showplace with an abundance of beauty and opportunities for the new owner to enjoy.

The new owners could use the ranch as a great wedding venue with numerous guest houses, an entertainment area, and a covered pavilion. There are approximately 50 head of bison and 20 head of cattle on the ranch that can be purchased separately if the new owner so desires.

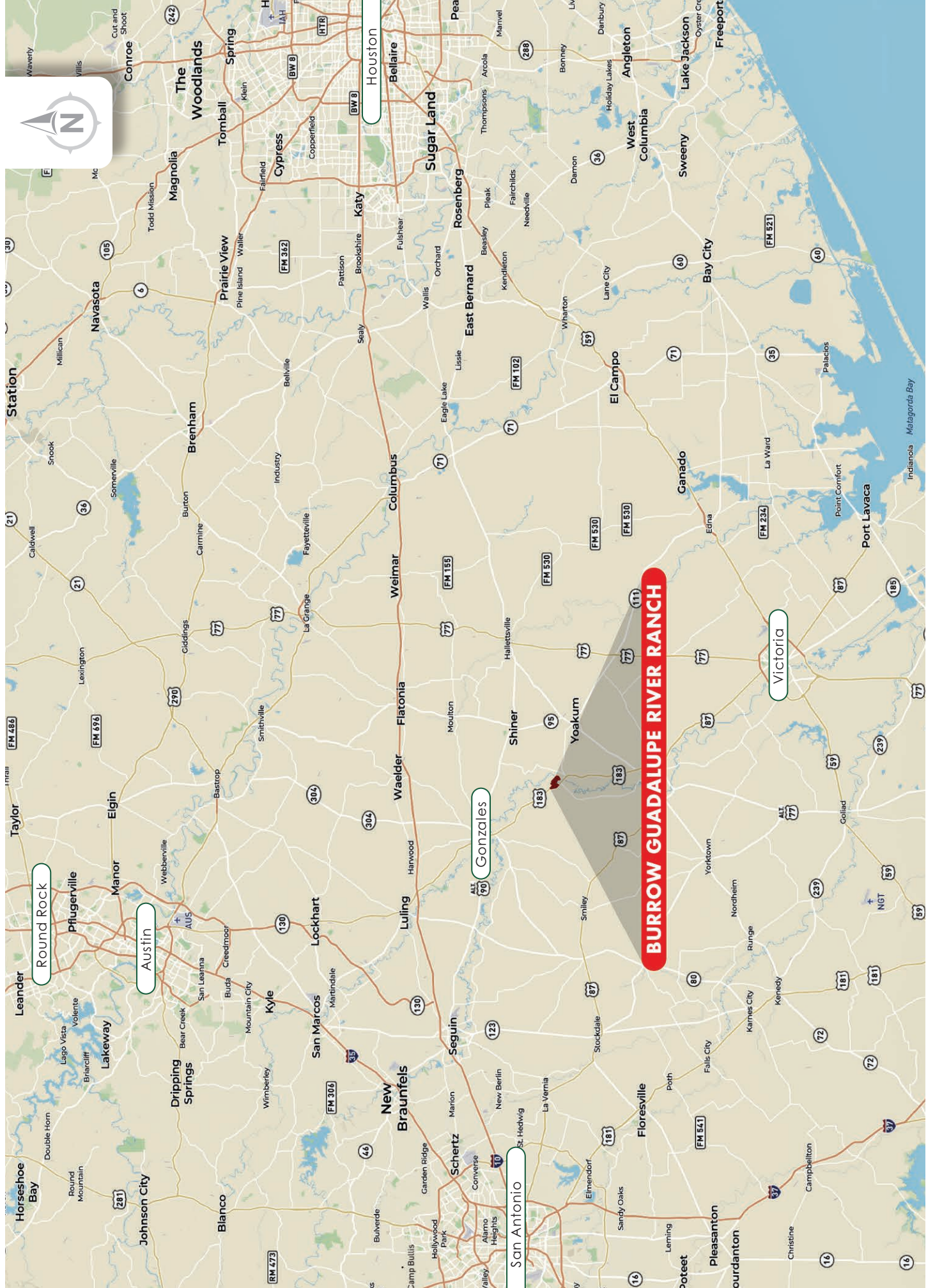
The Burrow Guadalupe River Ranch is reasonably priced at \$18,950 per acre. This is a rare opportunity to own a special piece of Texas.

For more information or to schedule a private showing please give Charlie Middleton (806-786-0313) or Dane Mount (940-839-6247) a call.











COUNTY RD 336

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BRADEN

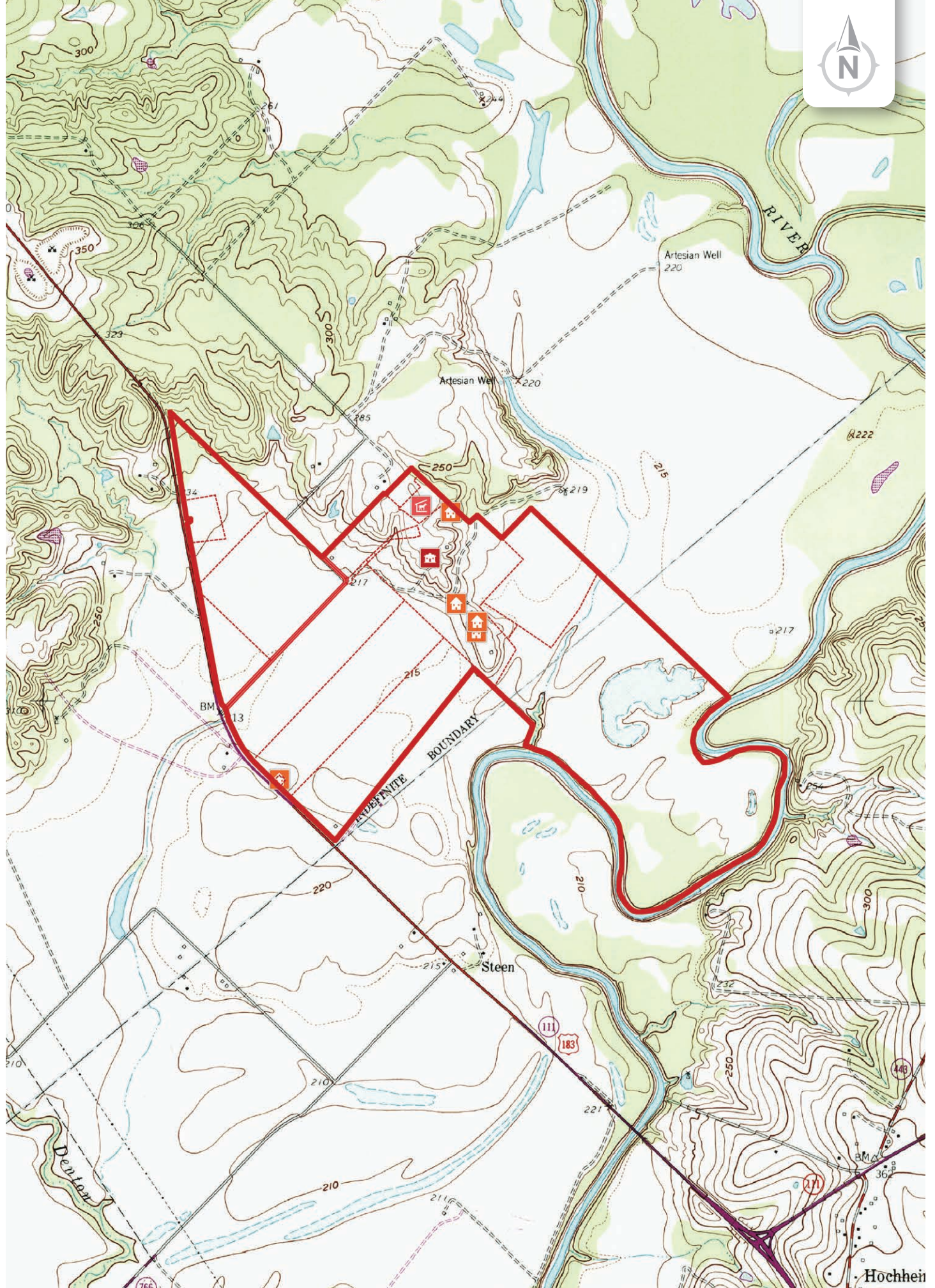
STEEN RD

Steen

Guadalupe River

Guadalupe River

29.3398, -97.3138



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Scan QR Code for more details on the Burrow Guadalupe River Ranch.

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