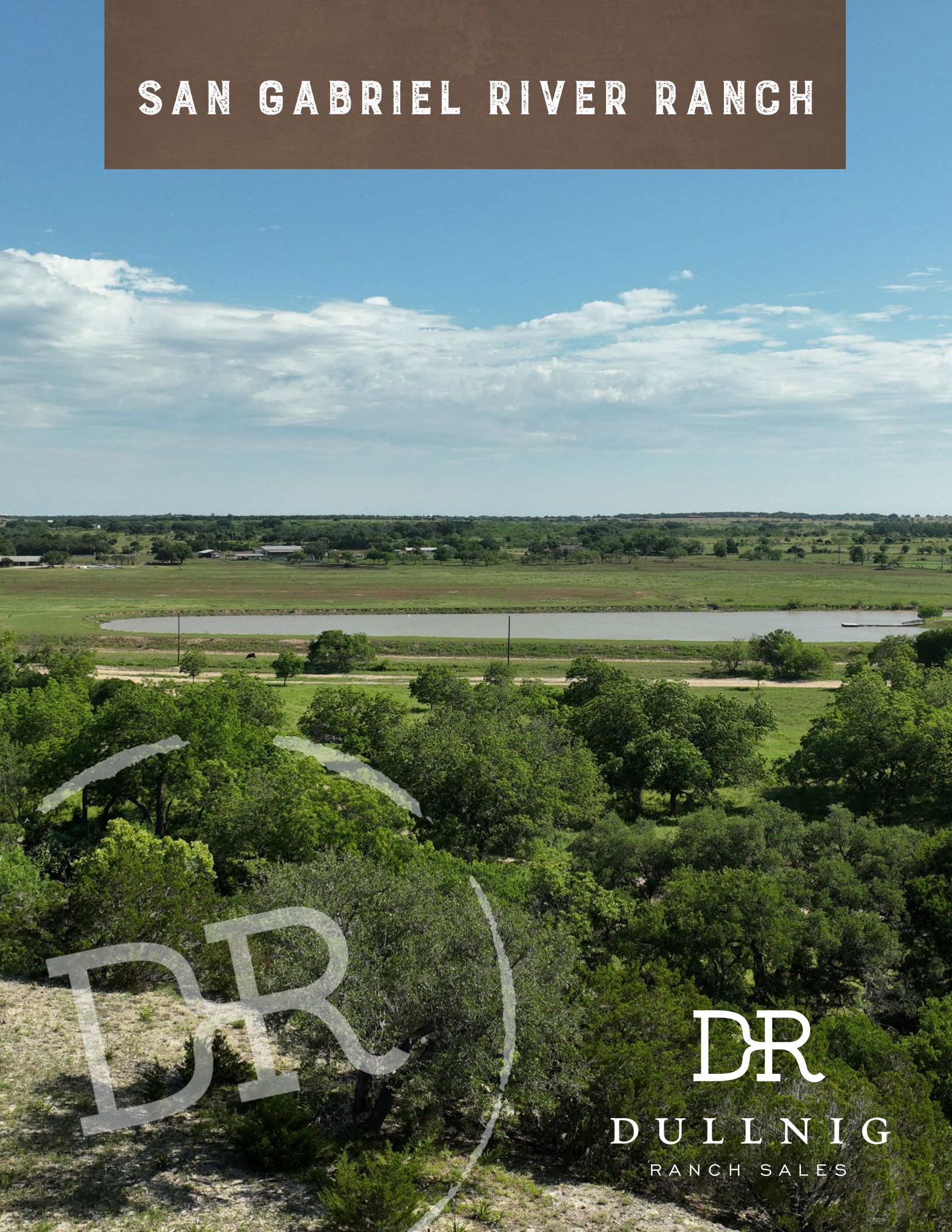


SAN GABRIEL RIVER RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Here is an opportunity to own a turn-key recreational and working live water Hill Country ranch with both San Gabriel River frontage and a 12± acre lake less than one hour from downtown Austin. The uses for a property like this are endless. One could continue to run it as a spectacular family ranch, it could be a premier horse property or even a corporate retreat. With all the growth and demographics around the Austin area this investment certainly has a significant amount of upside potential.

IMPROVEMENTS

The improvements on this property are set up for entertainment and function. The 5 bedroom, 4 bath main house sits amongst a cluster of large Live Oak trees and has a covered front porch overlooking some of the pasture land with a view of the 12± acre lake and the San Gabriel River bottom in the distance. You enter the house to an oversized living area with high vaulted ceilings and a stone fireplace. Currently one bedroom is used as an office, while the garage has a splitter AC/heater unit and doubles as a game room with alternate office space. A short walk from the home is the built-in firepit, infinity-edge pool and hot tub. There is a 4 bedroom, 2 bath tasteful guest house along with a 3-bedroom, 2.5-bathroom foreman house each with carports.

443± Acres

Burnet County

RANCH IMPROVEMENTS

The 125 ft. x 100 ft. barn has 2 sets of roll top doors. One side of the barn is for equipment storage and the other side is a 30 ft. x 100 ft. workshop with central A/C and heat. There is a 1/1 efficiency apartment in the barn, a separate office, and the sides of the barn are open air covered storage. The horse barn has 5 stalls all with separate turnouts and a tack room. There is a 140 ft. x 50 ft. hay barn and a good set of working cattle pens. The perimeter of the ranch is low fenced and there are several low fence pastures and traps for rotating and working cattle.



443± Acres
Burnet County



WATER

This ranch has a very impressive amount of surface and subsurface water. The highlight of this ranch is 1.34± miles of both sides of the North San Gabriel River that flows through the middle of this property along with the 12± acre stocked fishing lake which is supplemented by the wells. There are 2 unnamed creeks that will run water during times of average or better rainfall. Along with the river, creeks and lake is 1 stock pond and a total of 10 water wells. The wells appear to be 500± ft. deep and range in capacity from 25 GPM - 60 GPM.

WILDLIFE

This lush river bottom land is loaded with native wildlife which includes whitetail deer, turkey, dove, varmints, wild hogs, migrating waterfowl and much more. The lake is stocked with bass, catfish and crappie and the San Gabriel River offers fishing as well.

443± Acres
Burnet County



TERRAIN/VEGETATION

This ranch has a great mixture of open pasture land for livestock grazing along with good cover for wildlife. There are 200± acres of pasture and open fields available for cultivation. 6 of the improved pastures totaling 125+/- acres have piping in place for pivot irrigation; one would only need to set up the pivots. The water to these 6 pivot locations is all tied together from the lake which is supplemented by several of the water wells on the property. The San Gabriel River and the other creek drainages are lined with huge Live Oaks, Cedar Elms and hundreds of native Pecan Trees. Along with the native Pecan Trees is an improved Pecan Orchard plus a high-fenced garden and fruit tree enclosure. There are over 100 ft of elevation change on this property offering spectacular long distance hill country views in several places.



443± Acres
Burnet County



SCHOOLS

Burnet Consolidated School District.

TAXES

Ag exemption.

BRIEF HISTORY

Based on known historical records, the original settlers in the area were the Tonkawa Indians who migrated here in the seventeenth century. The Tonkawas were a combination of multiple independent Indian bands, including the Cava, Cantona, Emet, Sana, Toho, Yojaune, and Tohaha Tribes. Historically, little is known about the Tonkawa Tribe, although they were believed to be regarded as an “Old Texas Tribe”. Indian artifacts have been and continue to be found on the ranch. The first known European explorers to the area were Felix de Espinosa and Domingo Ramon around 1716. They named the river San Francisco Xavier. Oddly, in 1828 Stephen F. Austin misspelled the river’s name as “San Javriel”. Within a few years, the name of the river via misspelling became San Gabriel. The San Gabriel is part of the enormous Brazos River Watershed that begins in Eastern New Mexico and continues for 840 miles to the Gulf of Mexico. As settlers began to arrive in the area in the early 1800’s, the name of the river was solidified and the Tonkawa Indian culture slowly disappeared as they were part of the movement of Indians to reservations.



443± Acres
Burnet County

MAP LINK

[Click here to view map](#)



443± Acres
Burnet County



443± ACRES BURNET COUNTY BERTRAM, TEXAS 78605

There is .5± mile of frontage on paved Cr 215 and the ranch is located 11± drive miles N of Bertram, 16± drive miles E of Burnet, 36+/- drive miles NW of Lakeline Mall in NW Austin, 50± drive miles NW of downtown Austin, 115± drive miles N of San Antonio, 175± drive miles S of Dallas and 200± drive 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

PROPERTY WEBSITE

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Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

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