



*Eberly  
Ranch*

8751 FM 1371 | CHAPPELL HILL, TX

# Property Map

## Description

1,107.97 Acres in Austin and Washington County

Improvements: The lodge, 1 Primary Residence, 4 secondary residences, and 4 employee houses or living quarters associated with corresponding structures and 6 additional structural improvements (barns, sheds, airplane hangars).

## Contact Information

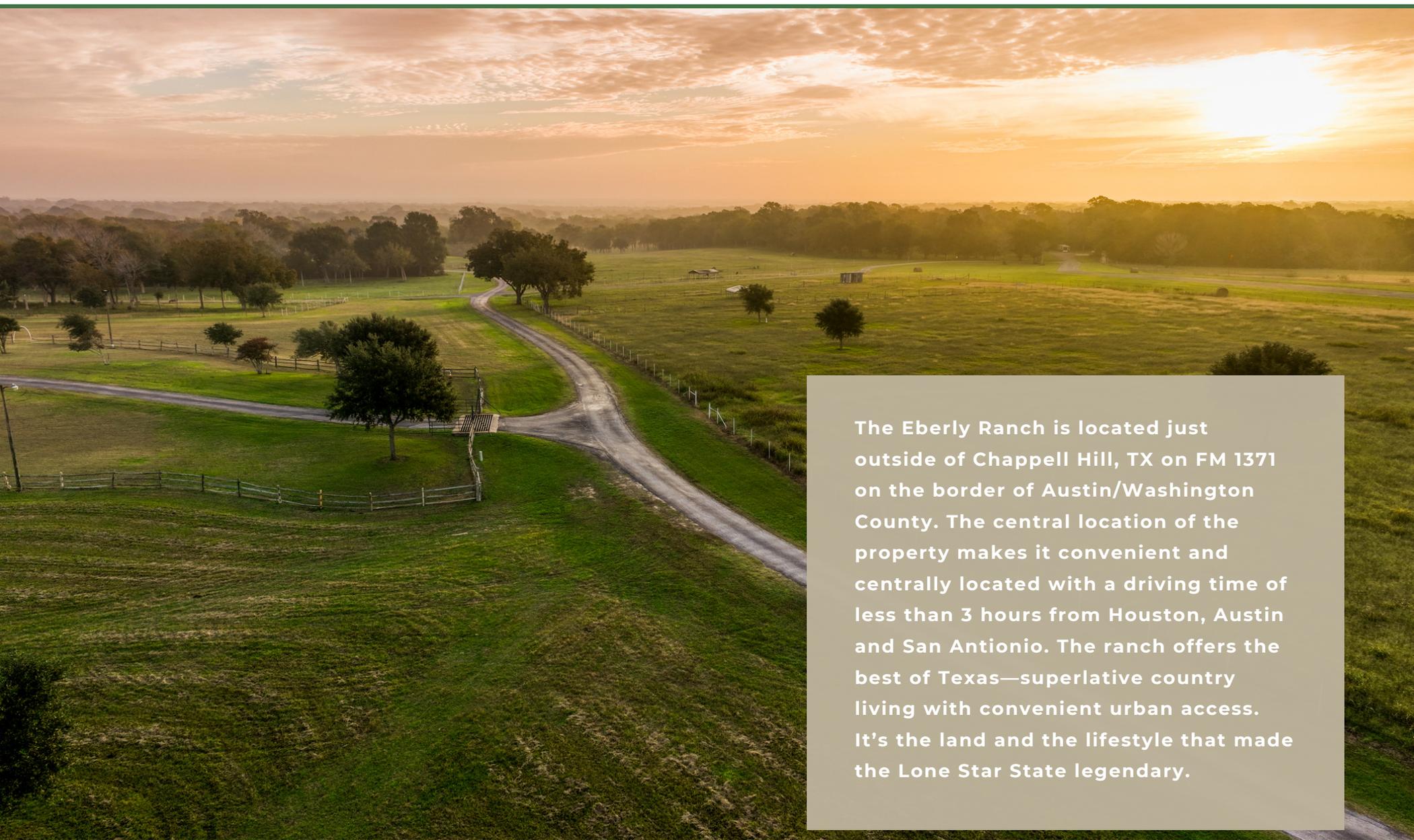
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The Eberly Ranch is located just outside of Chappell Hill, TX on FM 1371 on the border of Austin/Washington County. The central location of the property makes it convenient and centrally located with a driving time of less than 3 hours from Houston, Austin and San Antonio. The ranch offers the best of Texas—superlative country living with convenient urban access. It's the land and the lifestyle that made the Lone Star State legendary.

# Improvements

The three-bedroom/ two-and-a-half bath owner's home encompasses more than 4,200± square feet and overlooks the largest lake. The home has a large family room with a soaring vaulted ceiling, exposed beams and a stone-clad fireplace and a large kitchen. It also features a primary suite, formal dining room for enhanced entertaining, along with a wood paneled game room.

The Lake House, as the name implies, also overlooks the largest lake. The two-bedroom/two-bath stucco home also features vaulted ceilings and exposed beams. In the family room, guests can back up to warm fire in the fireplaces and enjoy the bank of windows that frame a show-stopping view of the lake. A gallery-style kitchen and formal dining room complete the home.

Two cabins, named the Polecat and Raccoon after native wildlife, round out guest housing options. The three-bedroom/two-bath stone-sided cabins with a stucco overlay are similar in design and layout. In the open floor plan, a breakfast island divides the kitchen from the living and dining areas. The cabins share a common patio, so guests can gather outside and enjoy their time together.





## The Lodge

“The Lodge,” a 13,000-square-foot event space that accommodates up to 250 people. The interior with its vaulted, latillas-clad ceiling supported by exposed wooden beams, stucco and stone walls, Saltillo tile floors and clay-fired, painted-tile countertops and accents exudes casual elegance. The largest of the two banquet rooms features huge windows that frame views of the 16-acre lake. The smaller of the two banquet halls is accessed by crossing through the covered, glass enclosed central courtyard. It is complete with a fully equipped commercial kitchen enables entertaining on a large scale.



# Water

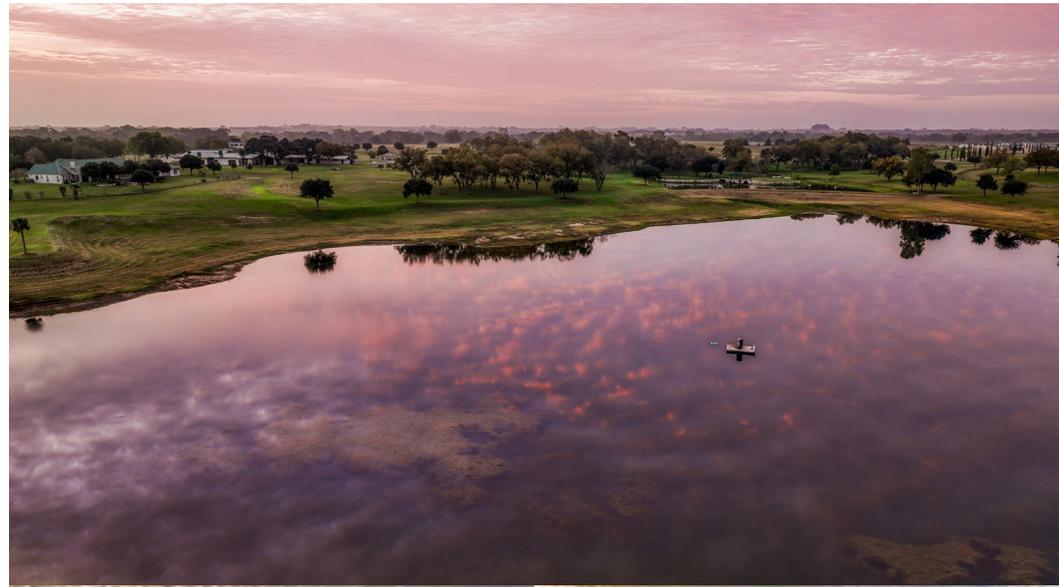
Ten+ stock ponds scattered throughout the property provide water for wildlife and livestock. Caney Creek is the natural dividing line between Washington and Austin counties.

A stocked 7-acre lake stocked with bass, catfish and bluegill is a scenic focal point, and is a hotspot for angling.

Significant underground piping has been done throughout the ranch. There are 8 on site water wells.

# Minerals

The seller does own some of the minerals and will consider selling them with a proper offer. There is currently no production on the ranch.





## Topography

The gently rolling landscape, boasting a mix of native and improved grasses including alfalfa and coastal bermuda, sustains a diverse mix of wildlife from all over the globe. The native tree types on the property are Oak, Water Oak, Pecan, Black Walnut, Ash, Cottonwoods.

## Wildlife

The resident animals include genetically enhanced whitetail deer, axis deer, fallow deer, elk, black buck antelope, zebra, scimitar-horned oryx and nilgai. A high fence keeps the herd contained in the 600-acre wildlife pasture.



## Agriculture

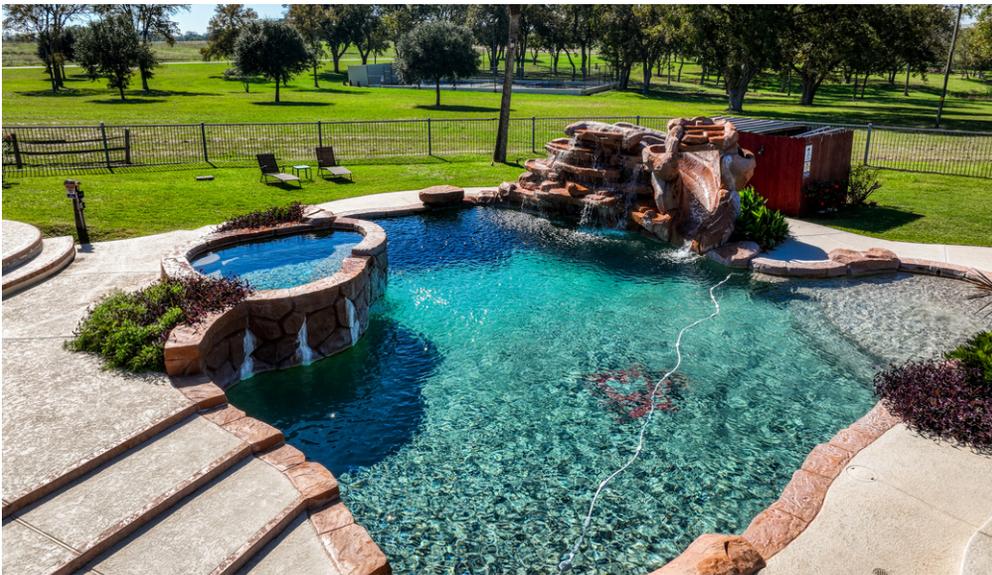
Longhorns and other cattle along with goats graze the hills. The ranch also has 200 acres of planted coastal hay fields.



## Additional Features

- 4,000 ft long landing strip
- 3 large airplane hangers
- 18 stall horse barn
- Trap-and-skeet range
- 4 new pickle ball courts
- 18-hole pasture golf course
- Swimming pool







# TAKE A VIRTUAL TOUR

Scan this QR Code for more information and a video tour and more information on the property.



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