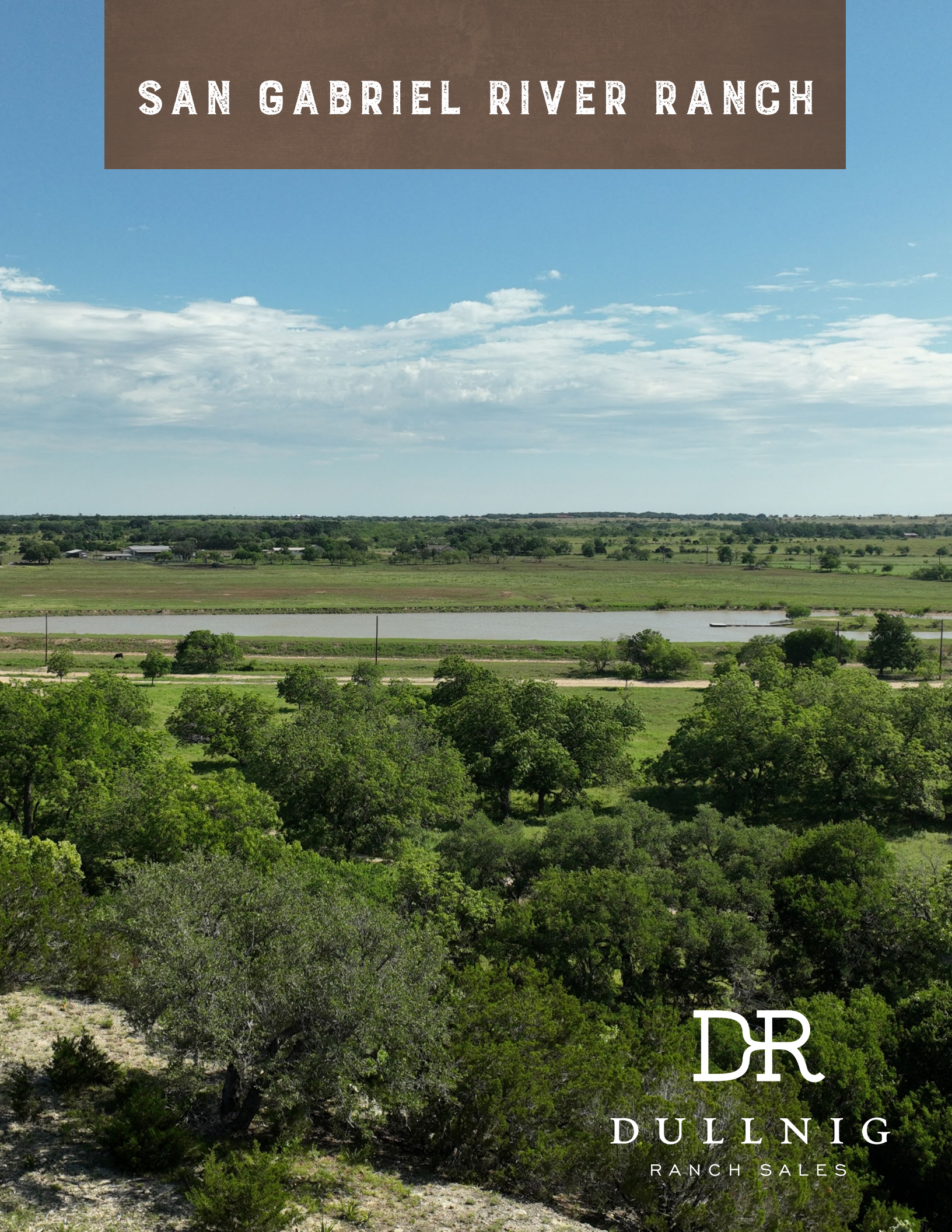


SAN GABRIEL RIVER RANCH



DR

DULLNIG

RANCH SALES



DESCRIPTION

The San Gabriel River Ranch is an opportunity to own a turn-key recreational and working live-water Texas Hill Country ranch less than one hour from downtown Austin. It provides exceptional peace and privacy coupled with exquisite vistas of country living. The solitude and tranquility that welcomes the owners of this ranch, paints an artistic country mosaic that is rare, stunning, and beautiful. Having the ability to escape the confines of the city by taking the short drive to this oasis of beauty and seclusion is a joy.....providing the opportunity to relax, explore, and commune with nature.

OVERVIEW

The San Gabriel River Ranch, with 1½ miles of the North San Gabriel River flowing through the property, offers an amazing water feature, rare for the Texas Hill Country. The tree-lined river bottom provides a lush habitat and home for wildlife, deer, turkey, songbirds, and fish. The natural assets of the ranch are towering oaks, native pecan trees, verdant native grasses, cultivated pastures, and flowing waters of the river. These assets, paired with the multiple quality improvements and scenic vistas, create a beautiful mosaic ideal for the tranquility of ranch living. Located just a few miles off of Highway 183, and less than one hour north of downtown Austin, this ranch is a beautiful sanctuary. The privacy cannot be overstated as one enjoys the beautiful daily horizon sunrise and sunset coupled with the perfect, serene and unobstructed views of nature in all directions as one takes in the fresh air breeze. The convenient location, extensive improvements, and biodiversity of this property offer endless possibilities. It can be the ultimate family recreation ranch, a corporate retreat, an equestrian property, an event venue, or game ranch.

443± Acres

Burnet County



MAJOR AMENITIES

- There are 3 separate homes
 - Main House 4,500 sf, 5 bedrooms, 4 baths
 - Guest House 1 – 2,200 sf, 3 bedrooms, 2½ baths
 - Guest House 2 – 1,650 sf, 4 bedrooms, 2 baths
- 100,000-gallon pool with integral spa and Kiddie pool
- Outdoor designed fire pit plus patio with built-in propane grill
- 12,500 sf barn, with integral 3,000 sf workshop, 280 sf apartment, and 460 sf office
- 5,900 sf covered hay and equipment storage attached to the barn complex
- 4,500 sf horse stall complex with 5 separate paddocks and a 300 sf tack room
- Separate 7,000 sf hay barn located between the southern cultivated hay fields
- 12-acre pond stocked with catfish, black bass, perch, and crappie.
- First class cattle working pens, chutes, alleys, with fields fenced and cross fenced
- Entire ranch perimeter is fenced with either five or six strand barbed wire
- Irrigated improved pecan orchard with 30 trees
- Nine water wells with piping designed and buried to accommodate six future 300 foot circle pivots
- Every type of Texas native wildlife plus some non-native exotic wildlife. A partial list:
 - White tail deer, axis deer, pronghorn
 - Turkey, dove, cranes, hummingbirds



443± Acres
Burnet County



WATER

Water is a very significant asset of the San Gabriel River Ranch. Obviously, the 1½ miles of the San Gabriel River as it flows through the ranch is paramount. Additionally, the 12-acre lake, two creeks, a 2-acre pond, and 9 water wells set this property apart from many others. Sitting atop the Trinity Aquifer, the water wells range from 25 to 60 gallons per minute.

HUNTING

For the hunter, the area is teeming with game such as Whitetail deer, Axis deer, and turkey. The lake offers dove, duck, and goose hunting in season, with every type of Texas Gulf Coast migrating birds, including Sand Hill cranes, passing through and stopping by on their winter trips south and their spring return trips north.

FISHING

For the fishing enthusiast, the San Gabriel River is ideal for fly casting and light tackle fishing. Additionally, there is a stocked 12-acre lake which offers incredible fishing for black bass, catfish, crappie, and perch.

CATTLE

The San Gabriel River Ranch is home to a first class set of registered Black Angus cattle, operating under the name Stallion Angus Ranch. The balance of native and improved pastureland provides ample forage for the livestock. With approximately 125 acres in improved grass that has irrigation capability along with extensive areas for cultivation, this is one of the most productive ranches in the area. A well-built set of pipe cattle pens make the job of working the herd a real pleasure.

443± Acres
Burnet County

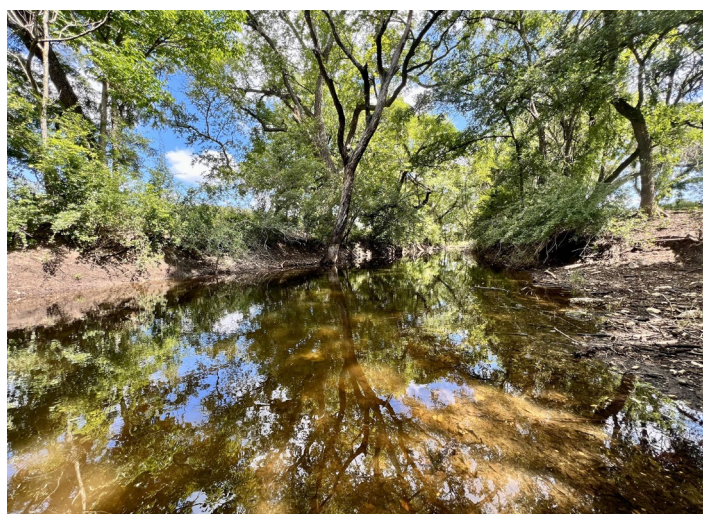


HOMES

The improvements on this ranch are set up for functionality and entertainment. The 4,500 sf Main House, with 5 bedrooms and 4 baths, is nestled in-between a massive grove of Live Oak trees and has 6,300 sf under roof. The 1,100 sf covered front porch offers an expansive and unobstructed view of the San Gabriel River bottom against the lake, pastures, and 200' limestone cliffs cut by the river over many millennia. A traditional, single story ranch design with a large living area, vaulted ceiling and inviting stone fireplace, is spacious enough for entertaining. The two-car garage is climate controlled and can be utilized as a game room for larger parties. A two-car covered carport offers more parking at the Main House. The tree covered deck, coupled with a propane built-in grill, provides an area in the back of the house to barbeque and dine outdoors.

Just outside the Main House is a cozy fire pit near the beautiful custom built 100,000-gallon negative edge swimming pool that is combined with a raised hot tub and a large kiddie pool. This water complex is perfectly situated to take in the stunning scenery of San Gabriel River Ranch.

In addition to the Main House, there are two other houses close by. The 1,650sf "Guest House" has 4 bedrooms and 2 baths with a nice living area, wood burning fireplace, and a two-car covered carport. The 2,200 sf third house, which could be used as an additional Guest House or Foreman's House, has 3 bedrooms, 2½ baths, wood burning fireplace, and a two-car covered carport. All three of these homes are in excellent, well-maintained condition and ready to occupy.



443± Acres
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IMPROVEMENTS

The primary barn measures 125 ft. x 100 ft. with one side of the barn utilized for equipment storage and maintenance and the other side is a climate-controlled workshop. There is an efficiency apartment in the barn, a separate space used as an office, and covered hay and equipment storage along each side of the barn.

The horse barn complex covers 4,500 sf and has five stalls, all with separate turnouts, plus a tack room.

There is a large 7,000 sf hay barn conveniently located between the southern hay pastures.

There is a 30-tree improved Pecan Orchard near the river in the sandy soil flood plain.

The entire perimeter of the ranch is low fenced with either 5 or 6 strand barbed wire. The interior fields are similarly cross fenced with barbed wire into several pastures for rotating and working cattle. The actual cattle working facilities are excellent with six large pens with a common alley to sort cattle. The cattle chute, coupled with five smaller working pens provides control to moving cattle through the chute with ease.



SCHOOLS

Burnet Consolidated School District.

TAXES

Ag exemption.



443± Acres
Burnet County

MAP

[Click here to view map](#)



443± Acres
Burnet County



443± ACRES BURNET COUNTY BERTRAM, TEXAS 78605

There is 0.5± miles of frontage on paved CR 215. The ranch is located 7± drive miles west of Highway 183 off of CR 243, 11± drive miles north of Bertram, 16± drive miles east of Burnet, 36± drive miles northwest of Lakeline Mall in NW Austin, 50± drive miles northwest of downtown Austin, 115± drive miles north of San Antonio, 175± drive miles south of Dallas, and 200± drive miles northwest 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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