

South Arrow Ranch 428

428± acres | \$11,106,600 | Horseshoe Bay, Texas | Blanco County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

South Arrow Ranch 428

We are honored to have been chosen as the exclusive brokers for the marketing of the South Arrow Ranch 428 located in the NW portion of Blanco County, Texas. The property consists of 428± acres in the highly sought-after portion of the Texas Hill Country. The property has approximately 1 mile of Smith West Ranch Road frontage and is less than ¼ mile south of FM 962 in an area that is highly desirable with its location to the Texas wineries and the golf courses at Horseshoe Bay. Lake LBJ is also located in this area and is a favorite with it being a constant-level lake. There are numerous ranch roads, beautiful oak trees, and ½ mile of Walnut Creek running through it.

The ranch has excellent development opportunities, home building sites, county road frontage and is high fenced. This is truly a remarkable piece of property that rarely comes on the market in the Texas Hill Country.



Location

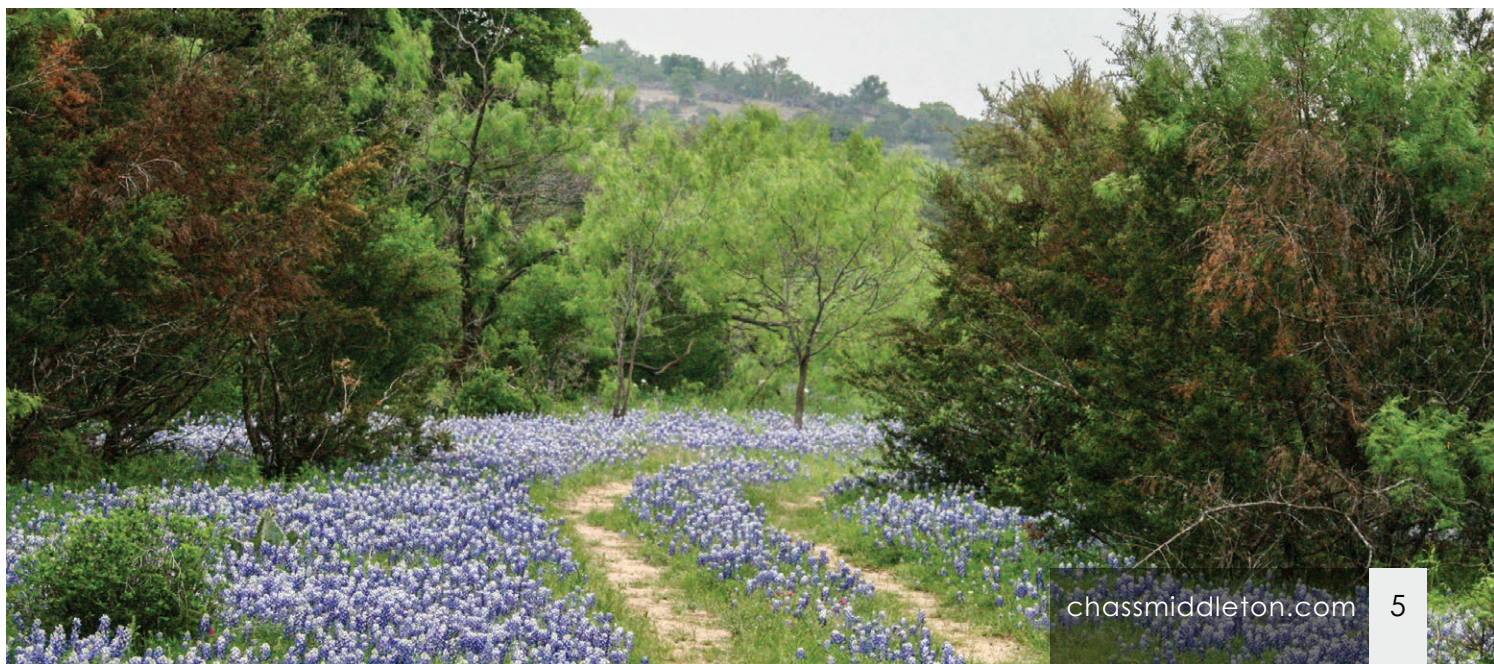
The South Arrow Ranch 428 is located in an area between Fredericksburg, Llano, Marble Falls and Johnson City. It is also close to Horseshoe Bay Resort Airport, numerous golf courses, Lake LBJ, the new Baylor Scott and White Hospital and Texas wine country. This area has an excellent climate and annual rainfall of 35" per year. The ranch is located on Smith West Ranch Road just south of FM 962 in a very sought after portion of Texas.

The property is also in close proximity to several towns and cities for shopping, day trips, or a quick get-a-way.

Fredericksburg • 48 miles
Marble Falls • 17 miles
Llano • 27 miles
Johnson City • 18 miles
Austin • 55 miles
San Antonio • 81 miles
Horseshoe Bay • 7 miles







Water Features

The South Arrow Ranch 428 has ½ mile of Walnut Creek and has water piped to it from a main water well located on the 200 acres that adjoin the property.



Improvements

The ranch is completely high fenced and also has some cross fencing and a really nice set of cattle working pens.



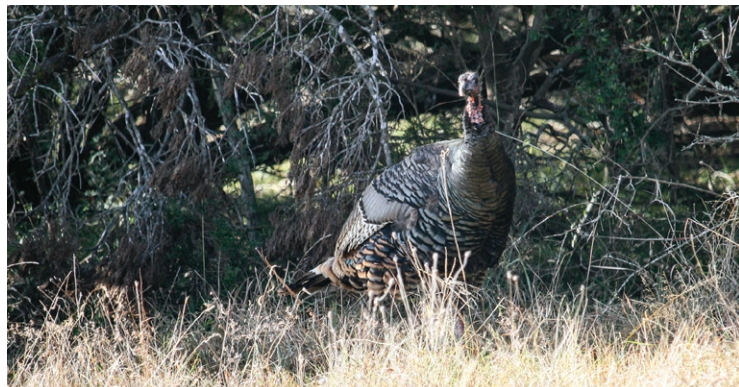




Hunting • Wildlife • Recreation

The South Arrow Ranch 428 is an exceptional hunting ranch for whitetail deer, turkey, dove, quail, and hogs. The ranch has great places to ride ATV's and explore the beauty of this rare piece of property. The property offers several opportunities to enjoy the different outdoor activities for the family.





Resources

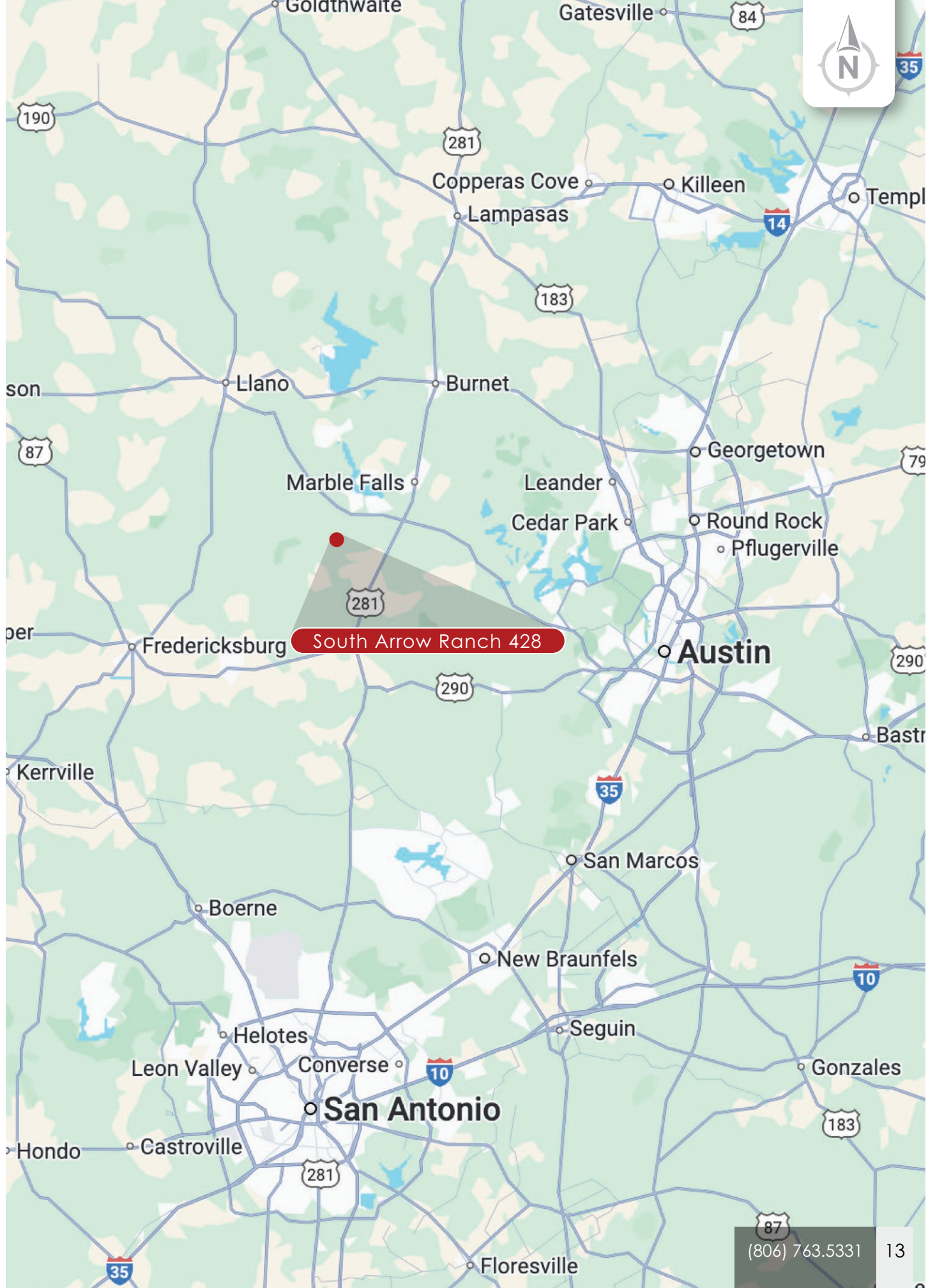
The ranch is being offered for sale, conveying all oil, gas, and mineral interests owned by Seller to Buyer at closing. All wind energy, solar energy, and rights associated with alternative production will convey to Buyer at closing.

Broker Remarks • Price

A property like the South Arrow Ranch 428 is rare to come on the market in this area of the Texas Hill Country. With approximately 1 mile of Smith West Ranch Road frontage and Walnut Creek. This ranch would be a great future development opportunity or a great family retreat. This ranch is a very unique property that is hard to find in this area of Texas. The ranch is reasonably priced at \$25,950 per acre or \$11,106,600.

Please give Dane Mount a call at 940-839-6247 or email dane@csmanson.com to schedule your private showing of this rare piece of property.



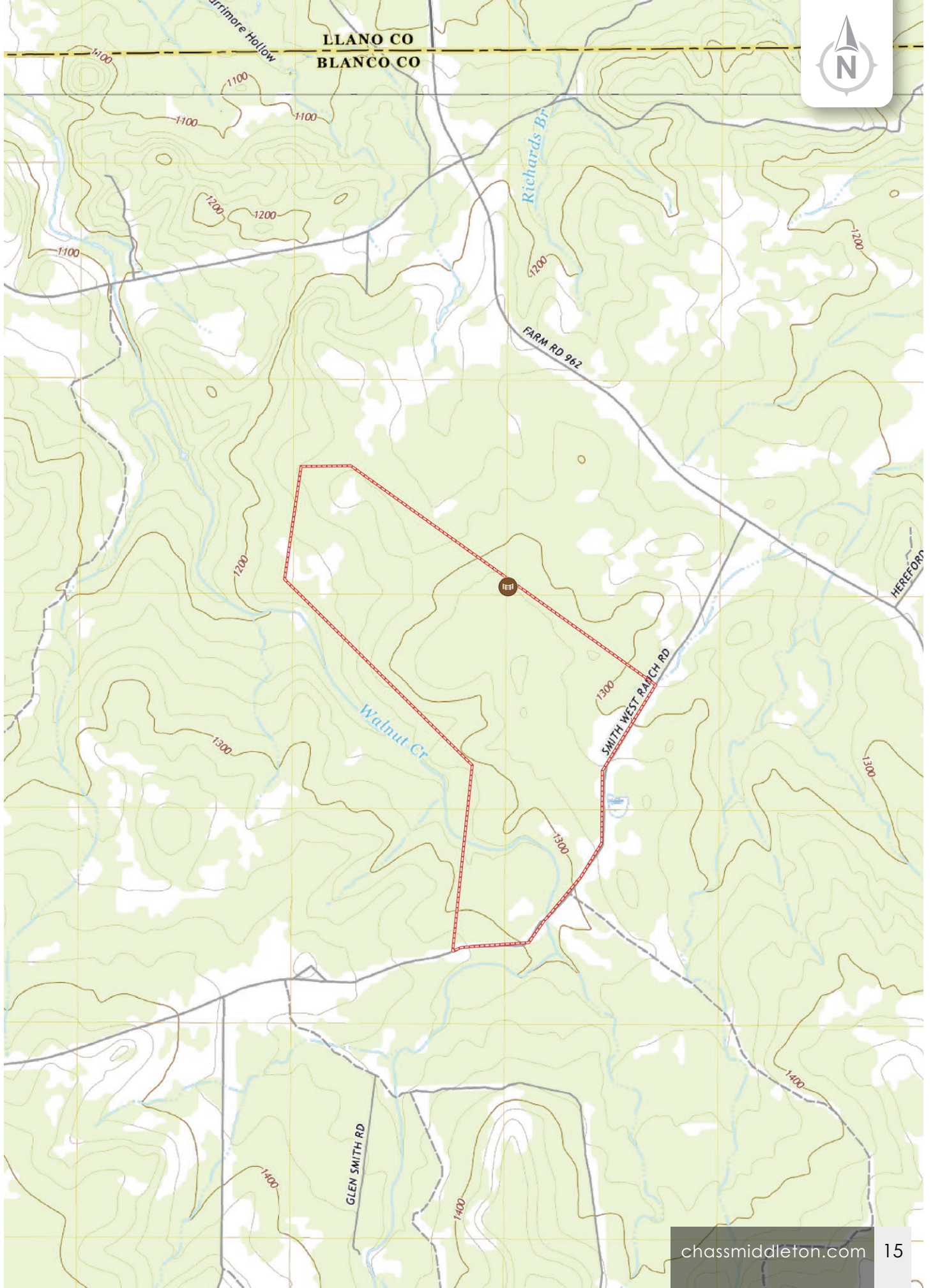


South Arrow Ranch 428



30.4774, -98.4382

LLANO CO
BLANCO CO



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Dane Mount

Associate Broker • TX, OK, NM

(940) 839.6247

dane@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

