

South Arrow 200 Ranch

200± acres | \$5,180,000 | Horseshoe Bay, Texas | Blanco County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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South Arrow 200 Ranch

We are honored to have been chosen as the exclusive brokers for the marketing of the South Arrow 200 Ranch located in the NW portion of Blanco County, Texas. The property consists of 200± acres in a highly sought-after portion of the Texas Hill Country. The property has approximately a 1/2 mile of Smith West Ranch Road frontage and is less than 1/4 mile off of FM 962, in an area that is highly desirable with its location to Texas wineries. There is a 7,500 sq. ft. main barn/shop, excellent water well, hunter's cabin, two ponds, and numerous ranch roads and beautiful oak trees. This area of the Texas Hill Country is in high demand for its location to Texas wineries, Fredericksburg, Lake LBJ, and Horseshoe Bay.

The property has several great building sites, an excellent water well, views, and is covered with beautiful oak trees. There is also great potential for development with plenty of county road frontage, great water well, two ponds, and plentiful wildlife. This is a truly unique property that rarely comes on the market in this particular area of the Texas Hill Country.

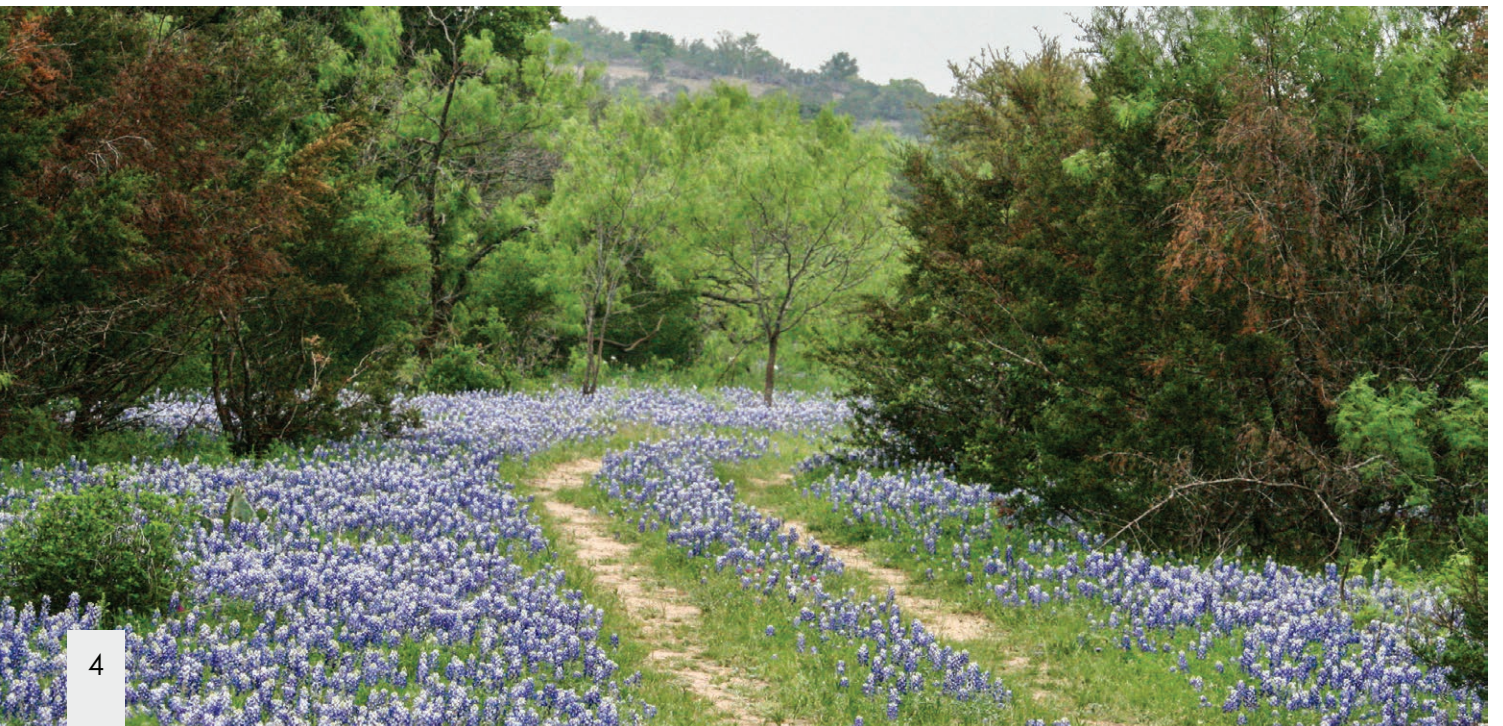
Location

The South Arrow 200 Ranch is located in an area between Fredericksburg, Llano, Marble Falls, and Johnson City. It has great access to the Texas wine country, shopping, a new Baylor Scott and White Hospital, Lake LBJ, and plenty of golfing opportunities at Horseshoe Bay. The area has an excellent climate and an 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 this part of Texas.

It is approximately this distance from these cities:

- Fredericksburg - 48 miles
 - Marble Falls - 17 miles
 - Llano - 27 miles
 - Johnson City - 18 miles
 - Austin - 55 miles
 - San Antonio - 81 miles
-







Improvements

The ranch has excellent fencing with a high fence on three sides.

It also has a shop/barn with a total insulated roof square footage of 11,000 sq. ft. The shop/barn features concrete floors, electricity, water, and is insulated.

Shop • 75'x100'

Barn w/Horse Stalls • 35'x100'

The ranch is blessed with an excellent water well (150 gpm) that provides water to the barn/shop and several water troughs scattered throughout the ranch. There is also a 1-BR, 1- BTH hunters cabin located outside the barn/shop. The property also has several ranch roads so the new owner will be able to explore their new property.













Water Features

2 Ponds

1- Water Well (150 gpm)

Several water troughs are scattered throughout the ranch for livestock and wildlife.







Recreation • Hunting • Fishing

The South Arrow 200 Ranch is an excellent hunting ranch for whitetail deer, turkey, dove, quail, and hogs. The two ponds are stocked with fish and give the new owner some waterfowl and dove hunting opportunities. It is a great place to ride your ATVs and explore the hiking trails or just enjoy the beauty of this amazing property. There are excellent horse facilities, an arena, stalls, and everything that you need for your horses or any other of your favorite pets or animals.









Resources

The ranch is being offered with minerals available with an acceptable contract (negotiable). All rights associated with alternative energy production, such as wind and solar will be conveyed to Buyer at closing.



Remarks

The South Arrow 200 Ranch is a very unique piece of property that rarely comes on the market in this area of the Texas Hill Country. It has all kinds of possibilities for your dream home or development opportunities that you may desire. With the amount of frontage on Smith West Ranch Road it gives the new owner several options with the property. You need to see this property to truly appreciate all it has to offer.

It is reasonably priced at \$25,900 per acre or \$5,180,000.

Please give Dane Mount a call at 940-839-6247 or email at dane@csmansion.com to schedule your private showing!!







South Arrow 200 Ranch

Killeen

Round Rock

Austin

San Antonio



RM 962

RM 962

RM 962

RM 962

RM 962

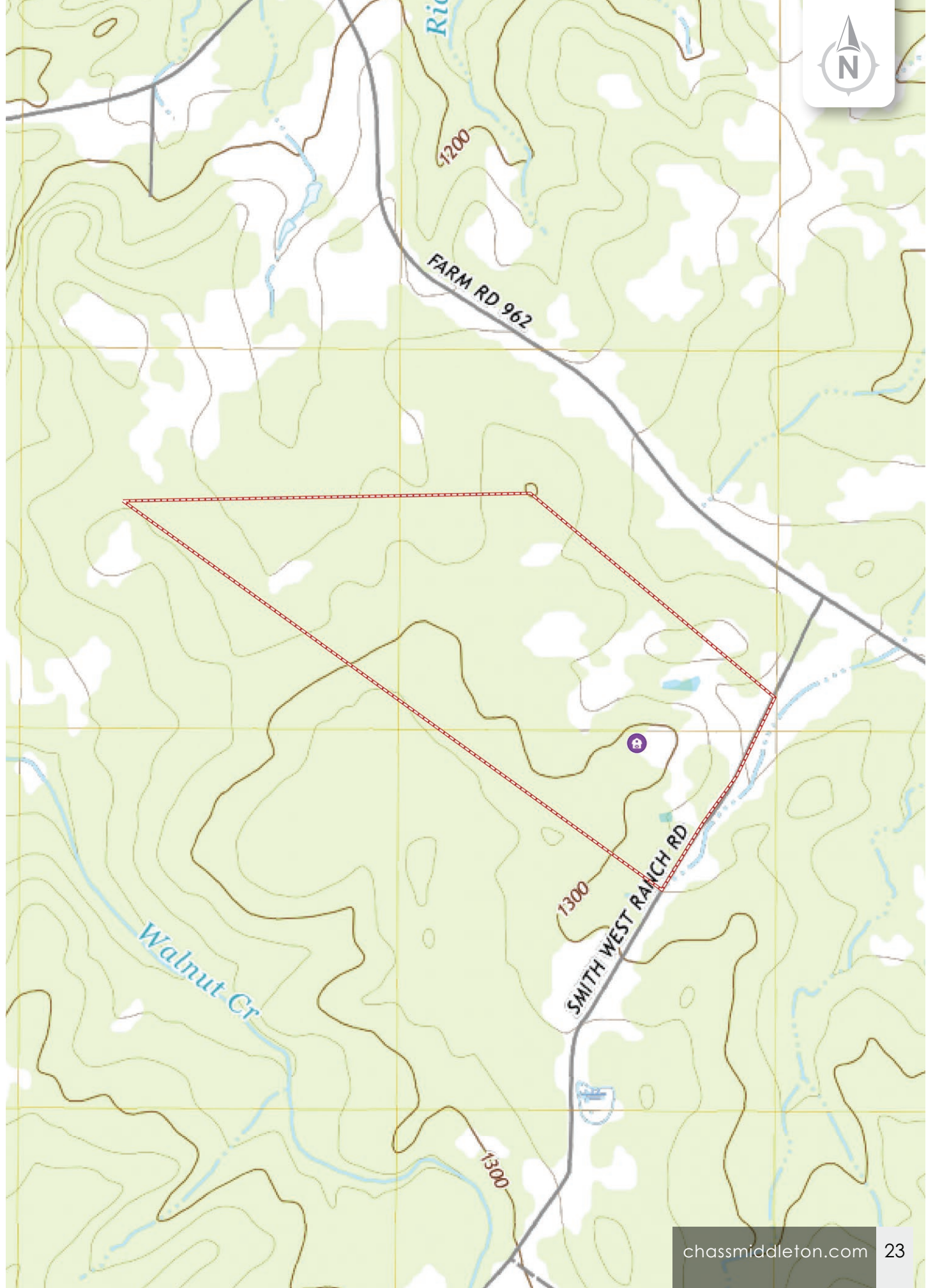
RM 962

SMITH WEST RANCH RD

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INCH RD

30.4786, -98.4308



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