

San Gabriel River Ranch

240 ACRES FOR SALE IN WILLIAMSON COUNTY

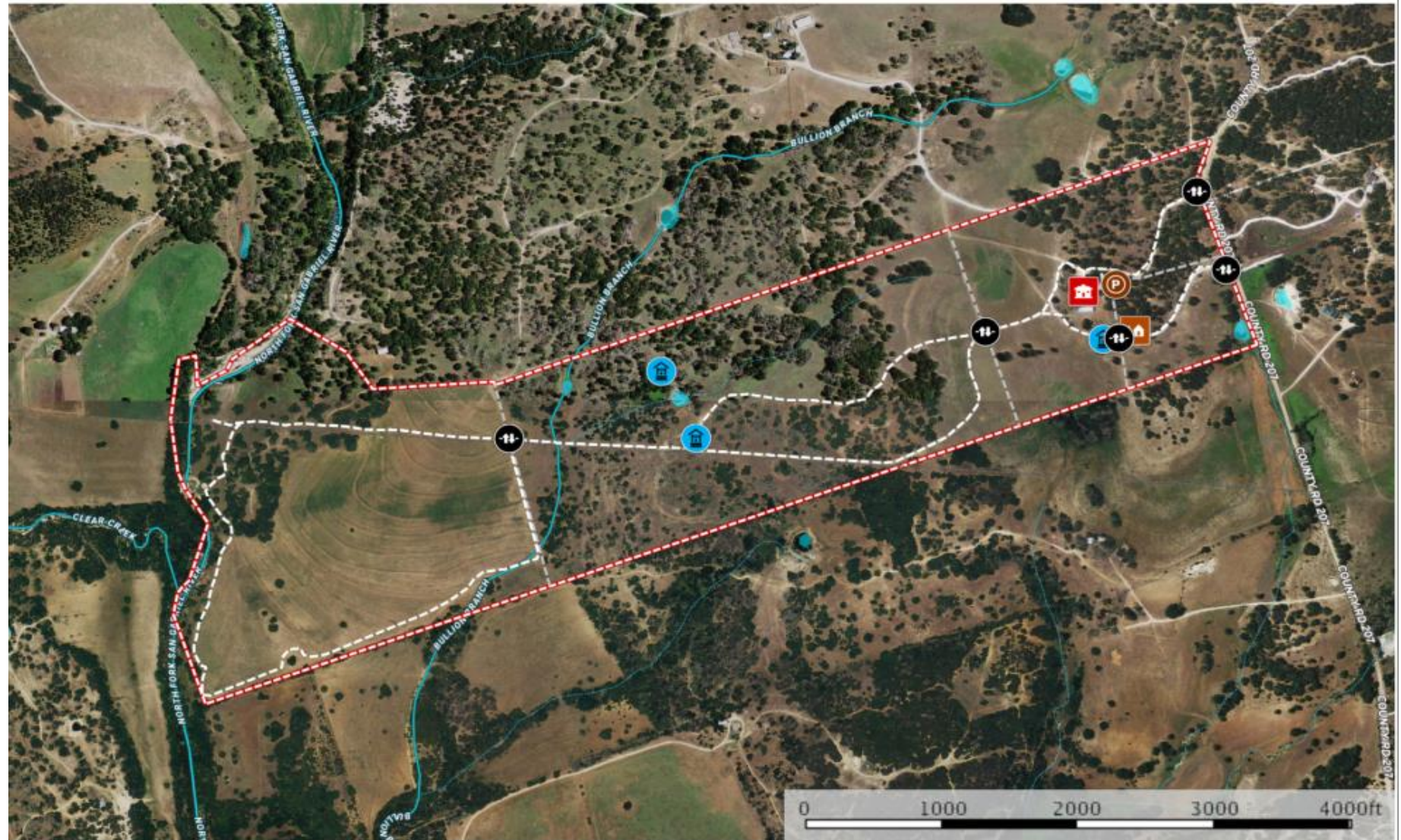


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Aerial Map

Williamson County, Texas, AC +/-



Lake Belton Ranch

DESCRIPTION:

Available for the first time in over 100 years, this is a rare opportunity to own a beautiful live water ranch in one of the states fastest growing areas. The Burkett family ranch totals 239.53 acres, more or less, located just nine miles North of Liberty Hill, TX on the banks of the North Fork of the pristine San Gabriel River. The ranch has been meticulously managed and well maintained, with very little cedar or invasive plants. A combination of native and improved pastures provides feed for the resident Black Angus cattle herd and forage for a productive hay operation. Native White-tailed deer, Rio Grande turkey, migratory game birds and songbirds are observed in abundance on the ranch. Surprisingly rare for live water ranches today, this property is a relatively blank canvas without a large elaborate home. This combination is increasingly hard to find and creates an attractive opportunity for todays discerning ranch buyer.

WATER OVERVIEW:

The ranch features over a half mile on the North Fork of the San Gabriel River, including the confluence of Clear Creek. The property boundary includes both banks of the river for approximately 1,400 feet adding to its privacy. Several deep holes are located along this stretch of river which provide water for swimming and fishing. A small stock pond is located on the east boundary near CR 207, and two more are located in the center of the ranch near Bullion Branch creek.

Kasey Mock

www.mockranches.com | (512) 787-1849

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal



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Ranch Improvements:

Residential Improvements include a 2014 model 2,432 sqft double-wide mobile home. The interior of the home is well equipped and finished nice with modern cabinets and a large island kitchen. A second house used as a storage house is located just south of the home, with multiple outbuildings located around the headquarters.

Livestock improvements consist of tight and straight eight-strand barbed wire fencing around the perimeter of the ranch. The ranch is cross-fenced into three pastures, and one trap with feeds a functional set of pipe working pens located at headquarters.

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HUNTING & WILDLIFE:

Herds of White-tailed deer, large flocks of Rio Grande Turkey, abundant migratory waterfowl, songbirds, Mourning dove and other non-game species are regularly observed in high numbers. The owner maintains a herd of eight Black Angus cows and one bull. Coastal and Klein grass hay is cut in the 68 acre river pasture, producing 500 round bales in 2017.

WATER WELLS:

There are three water wells located on the ranch. A 500 well reportedly producing 50 gpm supplies water to the homes. A second 500 well is located near the center of the ranch is reported to produce approximately 500 gpm and a third abandoned windmill which is not in use.

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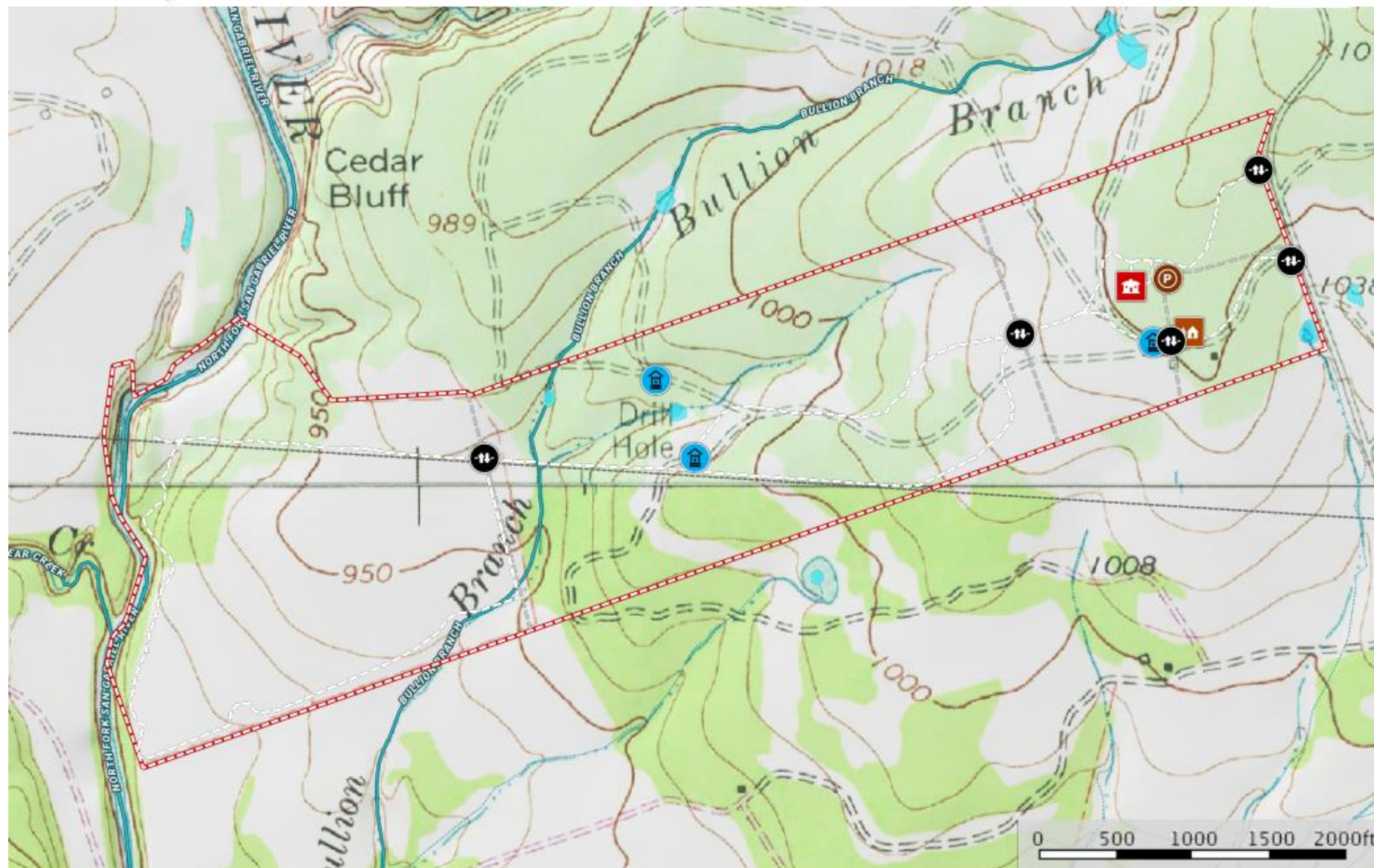
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Topo Map


Williamson County, Texas, AC +/-



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GLOBAL MARKETING LEADERS

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