

★ **THE HOMESTEAD RANCH** ★

*Modernized, Turn-Key Legacy Ranch*

1705 CR 201, Burnet, Burnet County, Texas • 142± Acres • \$1,350,000





## The Homestead Ranch is the Perfect Turnkey Legacy Ranch.

Exceptionally scenic, this ranch is perfect for entertaining, family gatherings, horseback riding, ATVs, hunting, archery, all types of recreation. And since a portion of the land was once farmed, it could easily be a hobby farm and even a vineyard.

Located about forty-five minutes northwest of Austin and three hours from Dallas or Houston, it's just the place to be for a slower paced, relaxed lifestyle. Offering total privacy, the ranch setting is one of gentle rolling landscape, lush green pastures with stately shade trees and a wet weather creek that runs throughout the property.

Nestled under a majestic oak tree, sits the main house, heated pool and hot tub, all perfectly situated to maximize the views of the ranch. At 2,100 sq. ft. under roof, it's just the right size with 2 bedrooms, 1 bath, large kitchen, office/mud room and screened porch, all tastefully updated.

Next door, connected by a breezeway, is the original homestead house built in the late 1800s and now serves as the guest house. Restored and updated, the

1,000 sq. ft. home features 1 bedroom, 1 bath, a parlor and kitchen, offering total comfort and complete privacy for your guests.

A ranch wouldn't be complete without a barn and accessory structures. The drive-through barn is a metal clad-wood framed 50'x50' structure with two 15'x50' lean-tos, one side is used for equipment storage and the other side houses three horse stalls with automatic waterers and two tack/wash bays directly adjacent to a large tack room.

The fenced yard that surrounds both houses has an automatic sprinkler system, fruit tree orchard, a work shop and a chicken coop with automatic waterer and door.

Rounding out the ranch are two fenced 13± acre pastures each with automatic water troughs and an additional trough in the open pasture, all serviced by two water wells. The owner currently leases an adjoining 48 acres and another neighbor is amenable to selling a similar amount from his ranch as well. This is a true trophy ranch that many desires but rarely find.

Call today for a private showing. • *Virtual Tour* - [TinyURL.com/HomesteadVirtual](http://TinyURL.com/HomesteadVirtual)





# FEATURES

## LAND

- Automatic entry gate
- Cattle guard
- 142± acres with full perimeter fencing
- Wet weather creek
- Two water wells
- Two fenced pastures (13-15 acres each)
- Portion of land cleared of cactus, mesquite and cedar
- Portion of the land kept native for wildlife coverage and hunting
- Surrounded by medium to large acreage ranches
- Multiple producing pecan trees through the property
- Three automatic water throughs, one in each fenced pasture and one adjacent to south well

## HOMESTEAD AREA

- 2 acres fenced around both houses with automatic gate
- Improved grasses around the homes with automatic sprinkler system
- Irrigated flower beds
- Swimming Pool with jetted hot tub/spa
- Fire pit
- Pergola with cafe lights
- Two propane tanks, one for each house
- Two septic systems, one for each house

## HOMES

### MAIN HOUSE

- 2 bed/1 bath, 1,600 sq. ft.
- Covered front porch with stunning views
- Large entertainer's kitchen
- Five burner, two oven range
- Eat-in kitchen
- Dining room with built-in banquette
- Central air conditioner
- Mud/laundry/office space
- Gas fireplace with remote control
- Screened back porch

### GUEST HOUSE

- 1 bed/1 bath, 1,000 sq. ft.
- Multiple living areas
- Original homestead built in the late 1800s, has been updated
- Split system air conditioner, additional A/C in bedroom
- Gas fireplace insert

## BARN

- 50'x50' metal pole barn
- 10'x19' tack room
- Three horse stalls with automatic waterers
- Two tack-up/wash bays
- Horse paddock
- Two fenced pastures with automatic water troughs (approx. 13-15 acres each)

## ORCHARD

- 30+ fruit trees to include pears, apples, plums, peaches, nectarines and persimmon
- Irrigation at each fruit tree

## WORKSHOP

- 12'x24'
- Currently used as a workshop but could be used as a garden house, he-shed/she-shed, playhouse, art studio, processing room, the possibilities are endless

## CHICKEN COOP AND PASTURE

- 8'x16' hen house with 10 nest boxes
- Automatic waterer
- Feeder
- Automatic programmable door that opens in the morning and closes in the evening
- Separate fenced area specifically for the hens to free range
- Automatic sprinkler system for trees in chicken area





Guest and Main Houses





Front Yard and Pond as Viewed from the Front Porch





Main House Living Area





Spacious Layout





Kitchen Bar





Dining Area





Spacious Kitchen





Master Bedroom





Second Bedroom





Screened Back Porch





Pool and Outdoor Patio with a Gorgeous View





1,000 Square Foot Guest House





Guest House Parlor Area





Guest House Living Area with Gas Fireplace





Guest House Country Kitchen





Guest Bedroom with French Doors





Guest House Covered Front Porch with Views





Three Stable Stalls and Two Wash Rooms





Tack Room





Horse Round Pen





Fruit Tree Orchard and Barn Area





Thick Cover for Wildlife





Lush Pasture with Scattered Trees





Awesome Deer Hunting



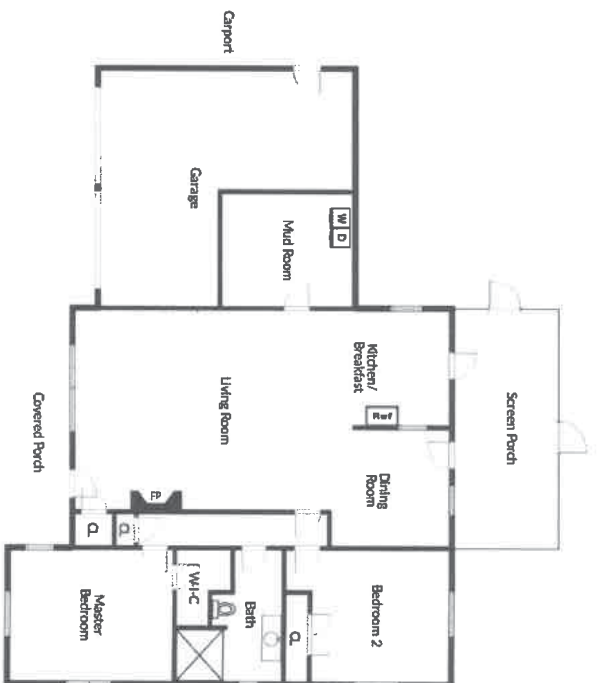


End of Another Perfect Day

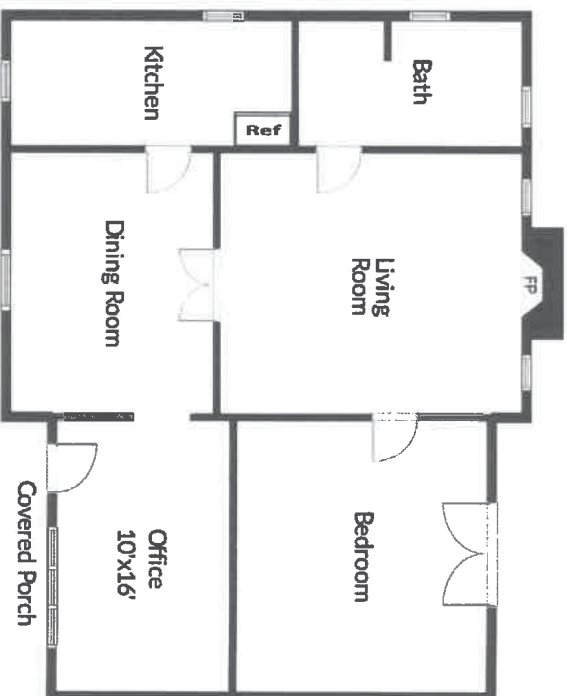


# FLOOR PLAN

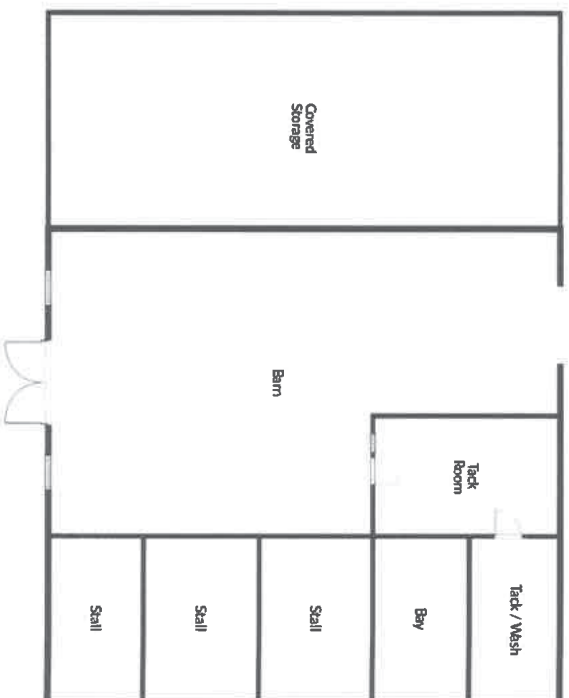
Main House



Guest House



Barn





# AERIAL MAP

ADDITIONAL 48 ACRES OF LEASED LAND

SUBJECT 141.195 ACRES

mapbox

0 500 1000 1500



Boundary



Boundary



Stream,  
Intermittent



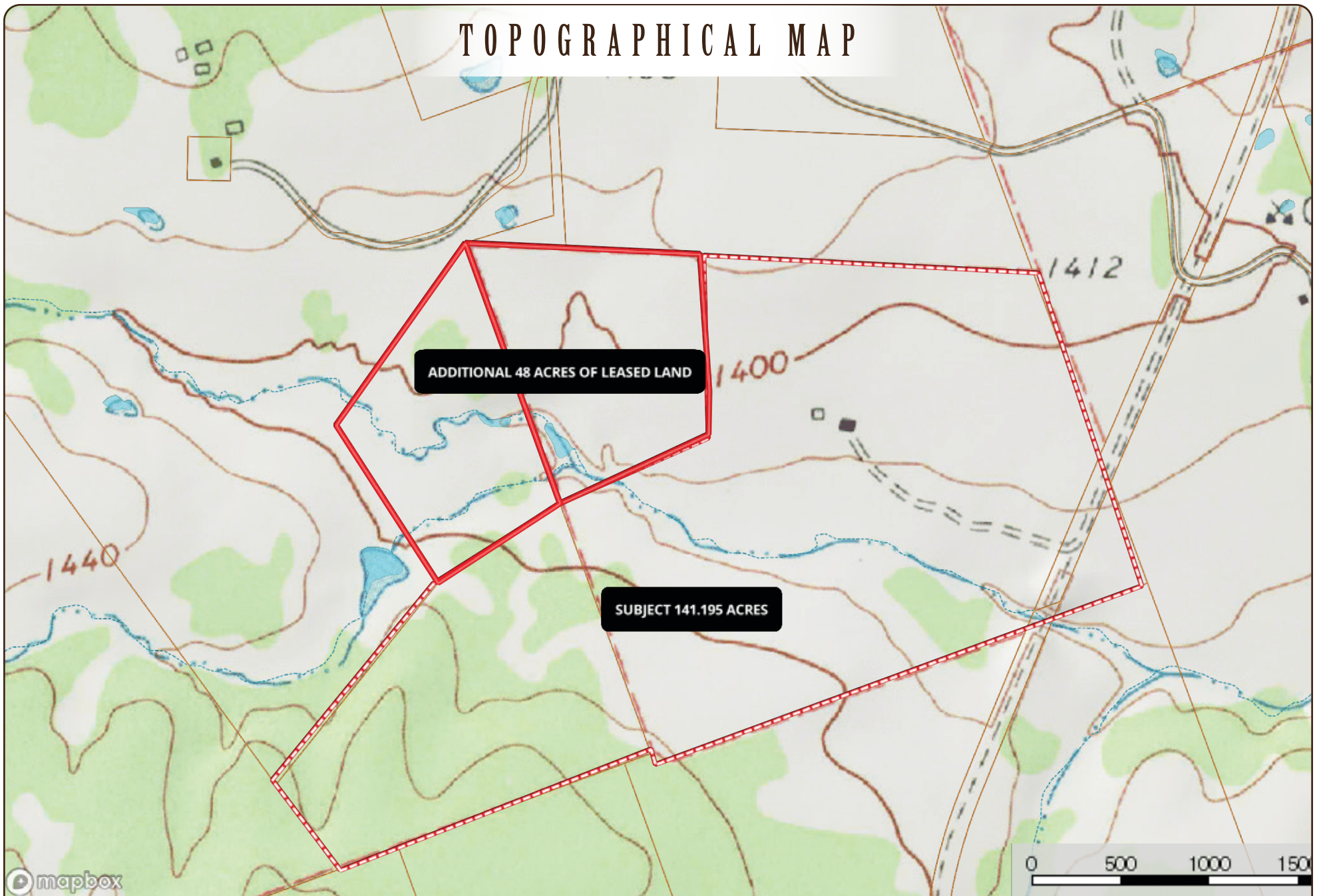
River/Creek



Water Body



# TOPOGRAPHICAL MAP



Boundary



Boundary



Stream,  
Intermittent



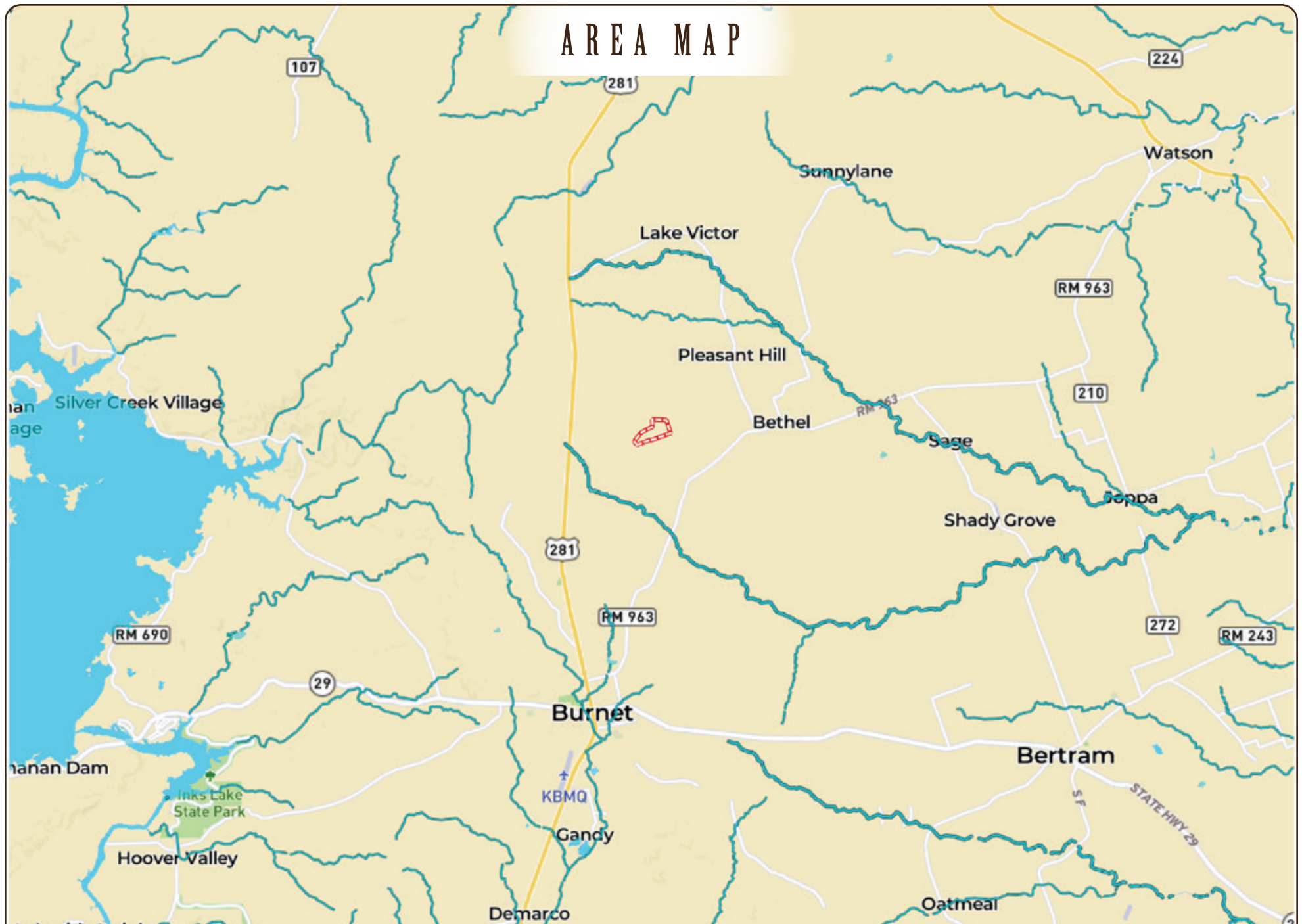
River/Creek



Water Body



# AREA MAP



Located about Forty-Five Minutes Northwest of Austin and Three Hours from Dallas or Houston.





**THE LEADERS IN HILL COUNTRY FARM & RANCH SALES**

★ **PUT US TO WORK FOR YOU** ★

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Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>