

# TREATY STONE RANCH

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**3,500± Acres San Saba County**  
**CR 310**  
**San Saba, Texas**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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A significant, historic ranch has been family owned and operated as a cattle and hunting property for over 50± years. The Treaty Stone Ranch is the site of the famous Texas Treaty Stone, identifying the location of the Treaty of Peace made between John H. Rollins, Special Agent of the United States Government, and the various Chiefs of all of the Indian Tribes of Texas on December 10, 1850. The ranch functions as a great livestock and wildlife ranch, with minimal improvements offering the opportunity to build to your needs.



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## IMPROVEMENTS

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There is an old rock house plus 2 home sites with full utilities providing infrastructure for future improvements. Complete low perimeter fencing; 3.9± miles of recent fencing.

## WATER

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An impressive 2,600± feet of both sides of live water Wallace Creek includes over one-half mile of the refreshing headwaters of Wallace Creek lined with seasonal fresh watercress. A natural spring feeds one of the tanks near the rock home. Fully stocked 3-acre lake. Conservation lake and dam creating a 14± acre seasonal reservoir. 8 year-around stock tanks, and 4 above ground cement or metal reservoirs. There are 3 working windmills plus 2 sub pumps and 1 shared sub pump. All wells are believed to be in the Hickory Sand Aquifer.



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## VEGETATION/TERRAIN

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Kleingrass pastures and rolling native rangeland combines with portions of rugged landscape. There are scenic views with magnificent 50'-70' bluffs and rock outcroppings, with elevations ranging from 1,420-1,600'± asl. Grand trees include large Live Oaks, Cedar Elm, Pecan, Mesquite and other native to the area. Persimmon, Cat Claw, Bee Bush, and Algerita are a variety of brush coverage that makes an excellent wildlife habitat.



## WILDLIFE

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The perfect environment supports native white-tailed deer, turkey, dove, quail, hogs and others, plus there are fishing opportunities.



## MINERALS

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Will convey all owned.

## TAXES

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\$6,108.20 (2019)



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# TREATY STONE RANCH



**3,500+ ACRES SAN SABA COUNTY  
CR 310, SAN SABA, TEXAS**

Property fronts on Wallace Creek Road also known as County Road 310, plus two additional public right-of-way accesses to County Road 346. A premier Hill Country setting is only 15± minutes southwest of the city of San Saba and 40 minutes north/northwest of the City of Llano. Additionally, it is 115± miles northwest of Austin, 151± miles north of San Antonio, 174± miles southwest of Fort Worth, 195± miles southwest of Dallas, 236± miles from Midland and 266± miles from Houston, Texas.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

## MAP

[Click here to view map](#)

## VIDEO

[Click here to view video](#)

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DULLNIGRANCHES.COM](#)**

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