

Cedar Valley Ranch

14942 Cedar Valley Rd, Salado, TX 76571
14.8 Acres | Bell County



Property Highlights

- Agricultural tax valuation
- 1,250 SF stone farmhouse
- 780-foot water well, electricity
- Mature live oak trees & pasture



Scan for more info



Jan Gunter, REALTOR®
Accredited Land Consultant

512-944-0572

jan.gunter@kw.com

kwland.com/agent/jan-gunter

KELLERWILLIAMS
LAND

kw AUSTIN
KELLERWILLIAMS. REALTY



Description

The property boasts 725+/- feet of frontage on Cedar Valley Road, one small pond, and a field of native pasture with large, old oak trees adorning the historic stone cottage. The original 2 bed, 1 bath, approx. 1,250 sq. ft. quaint stone cottage is ready to be fixed up. The property also includes a 30-amp RV hookup, 780-foot water well, and electricity. A new survey is available for the 14.756 acres.

MINERALS - All owned mineral rights will convey.

TAXES - Bell County, Salado ISD. Agricultural tax valuation. 2023 taxes were \$100.



Location

- 11 miles to I-35 in Salado
- 11 miles to Hwy 195 in Florence
- 14 miles to I-14 in Killeen
- 22 miles to Belton
- 58 miles to downtown Austin
- 60 miles to Waco
- 63 miles to Austin-Bergstrom International Airport



Topography



Soil Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrB	Crawford silty clay, 1 to 3 percent slopes	9.29	61.44	0	34	3s
PrB	Purves silty clay, 1 to 4 percent slopes	4.76	31.48	0	19	4s
SPD	Speck association, 1 to 8 percent slopes	0.65	4.3	0	27	6s
SsB	Speck soils, 1 to 3 percent slopes	0.42	2.78	0	31	4s
TOTALS		15.12(*)	100%	-	28.89	3.47

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								