

SAN SABA RIVER RANCH



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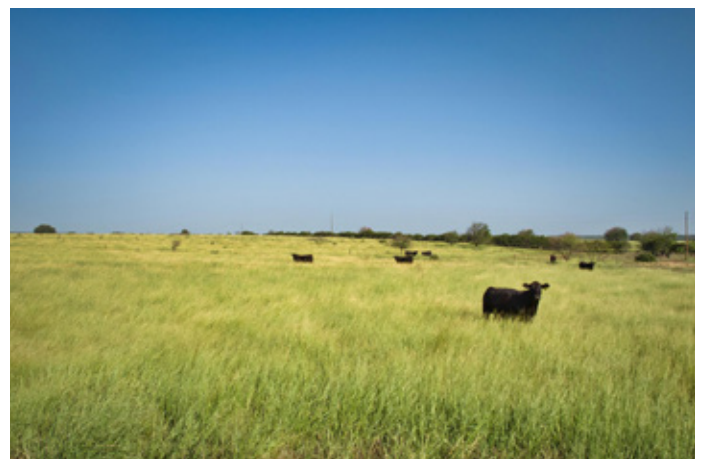
DR

DULLNIG
RANCH SALES



DESCRIPTION

San Saba River Ranch represents one of those rare opportunities to acquire the caliber of ranch that we seldom see hit the market. With year-round live water, extreme privacy, vast panoramic views, gently rolling and manicured land, and excellent ranching infrastructure, this property truly checks every box for the discerning buyer looking for both recreation and productive grazing opportunities. Owned and operated by the same family since 1898, excellent stewardship is evident the moment you drive through the main gate.



5,067.41± Acres
McCulloch County

STRUCTURAL & RANCHING IMPROVEMENTS

The modest, yet functional structural improvements include a nice 4-bedroom, 4-bath rock ranch house, two equipment barns, skeet range, and a hay barn. The ranch is cross-fenced into 8 main pastures allowing for optimal rotational grazing. The main northwest pasture is further cross-fenced into 7 smaller pastures planted in Klein Grass which helps maximize the carrying capacity of the ranch. Each pasture is well watered and all interior cross-fencing is in good working order and has been well maintained. The majority of the perimeter is high-fenced and there is a good road system throughout the ranch.



5,067.41± Acres
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WATER

The highlight of the ranch is the 1± mile stretch of both sides of the San Saba River. There is a permitted spillway along the river, which is very rare, that creates an impressive body of water. The dam is registered with TCEQ and backs up approximately 6 acres. Named Camp Creek and Hog Creek both traverse the ranch and hold good pockets of water during wet times. A 1,700'± deep Hickory well pumps high-volume water across the property to several large holding tanks which gravity feed to multiple troughs scattered across each pasture, assuring that cattle and wildlife never have to stress for a drink. Three other shallow domestic wells further support the robust water infrastructure.

LAND/WILDLIFE

Via countless hours on a dozer, the owner has meticulously cleared a tremendous amount of the cedar and brush across the ranch, leaving mostly rolling vistas of native grasses studded with countless healthy Live Oak trees. The majority of the terrain is gently rolling and very usable with elevations ranging from 1,850 – 1,600' above sea level. The ranch supports a healthy population of native Whitetail, turkey, and other native species.



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MINERALS

The seller is believed to own 100% of the minerals and will convey 50% of the mineral estate.

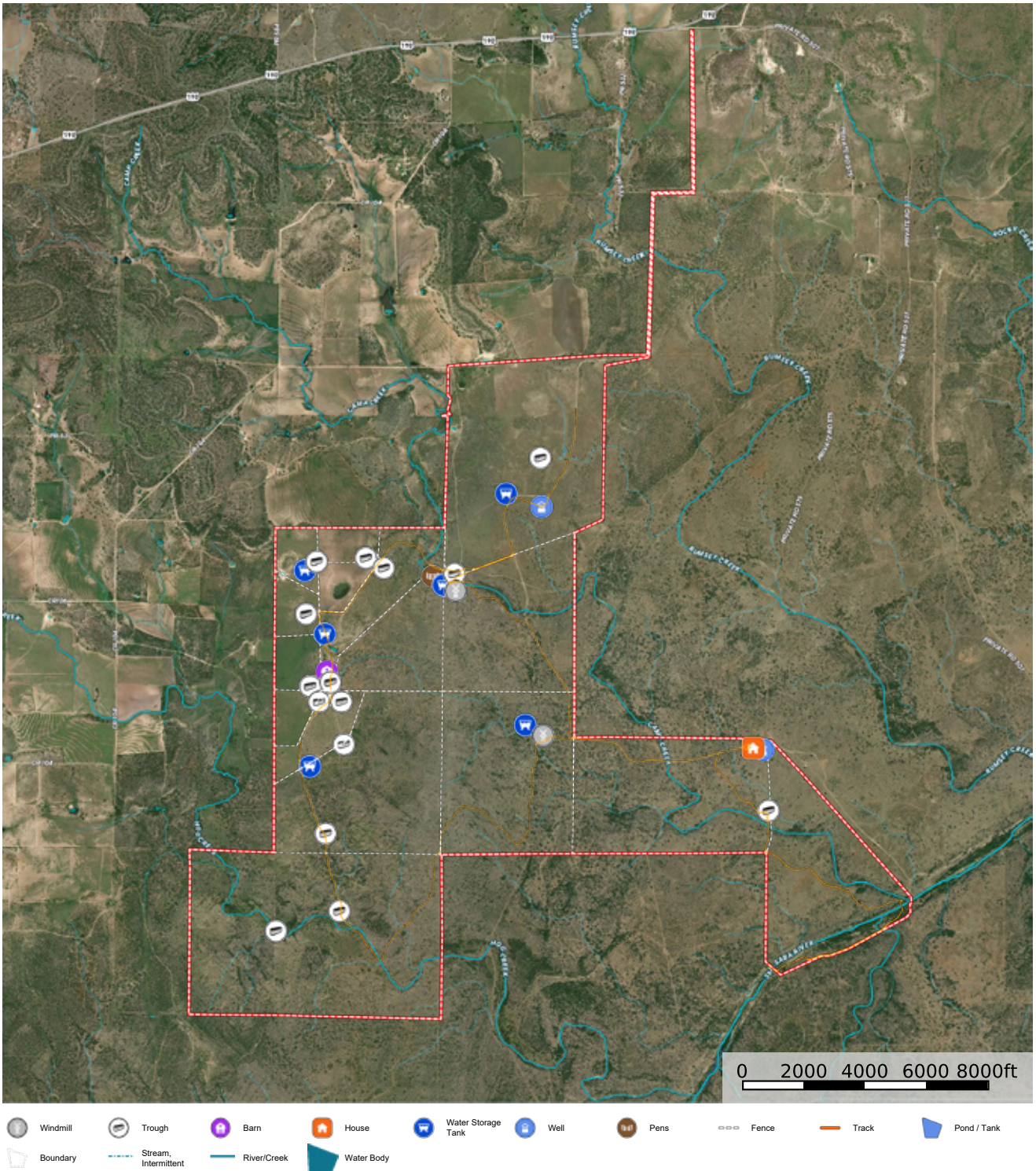
TAXES

Ag Exempt.

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MAP

[Click here to view map](#)



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McCulloch County



**5,067.41± ACRES
MCCULLOCH COUNTY
BRADY, TEXAS**

Please note: This property is Co-Listed with The Haynes Team - Triangle Realty, LLC

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PROPERTY WEBSITE

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VIDEO LINK

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Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR

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