

FOR SALE



50 Acres on the San Saba River

860 feet of completely approachable river & a beautiful rock home.

\$750,000

4 bedroom / 2.5 bath

Peaceful, end of road privacy just 11 miles south of Brady, this 50+- acres approximately 860 feet of completely approachable river and a 3080 square foot, four bedroom, two and a half bath rock home.

Located in historic Camp San Saba, this ranch is bordered by large ranches to the east and north and smaller tracts to the south and west. All weather accessibility but very private. The river bottom is heavily wooded with huge Live Oak, native Pecan, Elm, and at least one giant Cottonwood. The bank of the river is accessible its entire length. A variety of fish inhabit the river and wildlife abound, including Whitetail deer, Hogs, Turkey, Dove, Quail, and an occasional Axis. The property has three wells, two of which are in

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use, and a metal clad, pole barn with several work areas including an insect and rodent proofed storage room.

About 23.5 acres of old fields are present to the south and west of the home. Previously used for cattle grazing, the fields consist of deep loam soils that are easily cultivated and very productive. A perfect place for a vineyard or orchard. Also, there is a good set of working pens for cattle.

The upstairs has three bedrooms, all with large closets, and a full bath. There is also substantial storage in the upstairs hallway. The master bedroom is downstairs with its own full bath and walk in closet. Two wood burning fireplaces in the den and living room are equipped with blowers. The den is also furnished with a wet bar.

The kitchen is fully outfitted with a built-in microwave, a conventional oven, an electric range and grill, a dishwasher and a trash compactor. Adjacent to the kitchen is a bay windowed breakfast nook that faces the back yard. Home also has a utility room, a fully enclosed garage with door openers. Roof and siding are metal.

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