

\$11,250,000 - 3070 Cr 117, San Saba

MLS® #450827

\$11,250,000

0 Bedroom, 0.00 Bathroom,
Land on 2,554.00 Acres

N/A, San Saba, Texas

Hidden away in the heart of the Texas Hill Country with dramatic views of San Saba County is found the 2554+/- acre 7D ranch where hunting, entertaining and ranching are the preferred way of life.

This is an exceptional opportunity for a trophy Hill Country ranch with four large-fenced pastures that are watered via the 18+ surface water stock tanks, and county water throughout. For the avid hunter and outdoor sportsman, it is home to trophy deer, turkey, quail, hogs, and varmints. The ranch is TPWD Level III MLD and has a game fenced perimeter of 80% of the ranch. The deer have been managed for over 20 years, which makes for some impressive bucks. For the cattleman there is also an interior trap connected by a fenced lane all the way to the welded pipe working pens. Fencing is in good to excellent condition throughout the ranch. All of this combined with the stunning lodge makes the 7D a very special opportunity. Built to the owner's specifications in 2014, the 5,475 square foot ranch house is sited upon the highest point on the ranch with big views that are typically hard to find. Being of custom timber frame construction, the two-story ranch house has 3 bedrooms and 3 baths with a downstairs master, as well two half baths.



Essential Information

MLS® # 450827

Price	\$11,250,000
Bathrooms	0.00
Acres	2,554.00
Type	Land
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	3070 Cr 117
Subdivision	N/A
City	San Saba
County	San Saba
State	Texas
Zip Code	76877

Amenities

Utilities	Electricity Available, Propane
Features	None
View	Hills, Pond, Creek/Stream, Seasonal View

Interior

Appliances	Separate Ice Machine
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Exterior

Exterior Features	Covered Patio, Deck, Outdoor Grill, Outdoor Kitchen, Porch, Patio, Private Yard, Rain Gutters, Storage, Propane Tank - Owned, Gas Grill
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School Information

District	San Saba ISD
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Additional Information

Date Listed	September 6th, 2021
HOA Fees	0.00

Listing Details

Listing Office	Texas Ranch Brokers, LLC
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