



COLORADO RIVER RANCH
1,557± ACRES
BURNET COUNTY

PRICE REDUCED! This is a very private and quiet area with the surrounding neighbors being large, working ranches. This was a long time held family ranch utilized for grazing and hunting. The ranch operator for the past 25 years comments ranch will support 140 cows in normal times.

- **Location:** 92 miles Northwest of Austin, 28 miles North of Lampasas, 15 miles East of San Saba, 12 miles West of Lometa.
- **Water:** More than 1,000 feet on the Colorado River (50% a beautiful gravel bar), 2 domestic wells, 11 surface tanks (the soil in this area is renowned for its water retention ability)
- **Vegetation:** Live Oak, Post Oak, Elm, Mesquite, Cedar and Native grasses with 85 acres in cultivation, extensive cedar clearing over the past year
- **Improvements:** A nice frame house, numerous barns and sheds, excellent stock fencing
- **Access:** Located on Mills County Rd. 423 with 2500' of frontage
- **Terrain:** Rolling with elevation variances more than 250'. There are huge panoramic views of the Colorado River Valley and Texas Hill Country.
- **Wildlife:** Excellent Whitetail Deer, under management guidelines since 1993, abundant Wild Turkey and Wild Hogs due to the river habitat. Fishing in the Colorado River and ponds is excellent.

Here it is - Private, Riverfront, and Huge Vistas, everything one looks for in a Hill Country Ranch, REDUCED price at \$2,275 per acre.



16 offices serving the entire state

RANCH INVESTMENTS
800.447.8604 • WWW.RANCHINVESTMENTS.COM
INFO@RANCHINVESTMENTS.COM