Colorado River Ranch
134± ACRES | SAN SABA COUNTY, TEXAS

Texas Ranch Sales, LLC
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TexasRanchSalesLLC.com
1600’± of Colorado River frontage
Stunning 20-mile hilltop views
Frontage on two roads
4BR/3.5BA House

Low-fenced
One Pond
One electric well
Good quality roads and trails
Colorado River Ranch is a 134± acre riverfront property with stunning hilltop views for miles. The ranch is located about 35 miles north of historic Llano, 20 minutes from San Saba, an hour and a half from Austin, and only 10 minutes from Colorado Bend State Park. This San Saba County ranch seems as if it is tucked away from everything while still having easy access off of FM 580 and County Road 426. You’ll be able to get away without ever having to be away from modern day-to-day conveniences.

Good ranch roads and trails give great access throughout the ranch. The property has excellent water for livestock, wildlife, and recreational use. 1,600± feet of shaded Colorado River frontage has deep water ideal for fishing from jon boats as well as sand bars for lounging and entertaining. The ranch is only a short river float to the Bend General Store for burgers, refreshments, and live music. A half-acre pond provides additional drinking water for wildlife, such as Whitetail deer, turkey, and dove.

The low-fenced property enjoys a beautifully varied landscape. The land has a ratio of 65% brush to 35% pasture and ranges from good grazing pastures to sandy loam soil and rich riverbanks lined with trees. Flat to gently rolling terrain with native grasses and massive pecan and oak trees cover the lower half of the property. Towards the back half of the property, there is an approximate 200-foot rise in elevation, revealing a horseshoe-shaped hilltop with 20-mile views of the vast surrounding countryside, perfect for building your dream home.

About 1,200± feet from the river bank is a 2,000± square-foot, two-story dwelling already in place. The house has four bedrooms, two full bathrooms, a half-bathroom, a covered balcony and an open porch that provides serene views of the fields and wooded countryside. Single-phase electricity and an electric water well are available at the house.

Memories are waiting to be made on this incredible hunting, fishing, and recreational ranch. This is a rare opportunity to own exquisite live water property with a home already in place, adventures from day one, and plenty of space for additional development.
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