

\$37,500,000 - 11374 Fm 501, San Saba

MLS® #7730997

\$37,500,000

0 Bedroom, 0.00 Bathroom,
Farm on 1685.00 Acres

Cherokee Springs Ranch, San Saba, TX

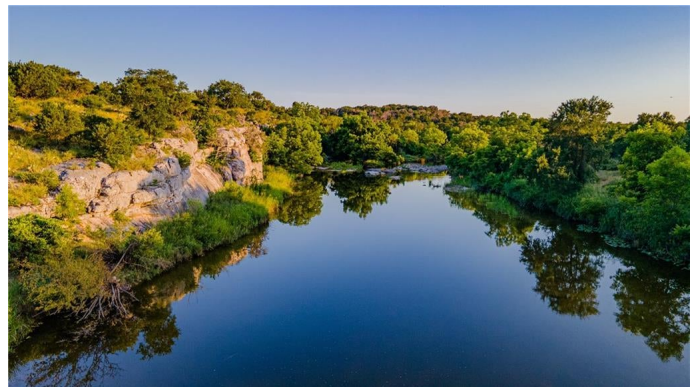
Cherokee Springs Ranch, located between Cherokee and Bend in southeastern San Saba County, is a 1,685-acre wonderland of live water, diverse landscapes, unsurpassed productivity and real Hill Country ranch living.

Water

Cherokee Creek, a pristine, spring-fed, year-round creek, bisects the property. Coursing through the ranch for 1.75 miles, the creek divides the ranch into a western section of about 700 acres and an eastern portion encompassing about 985 acres. Natural and unobtrusive man-made dams create stretches of rippling, free-flowing water as well as languid pools and tumbling waterfalls.

Unlike most Hill Country ranches, Cherokee Springs Ranch, thanks to deliberate acquisitions of neighboring properties over the past 15 years, completely controls access to both creek banks. Within the ranch's boundaries, you enjoy completely private access to one of Mother Nature's most treasured natural resources.

Ancient native pecan trees shade the gently sloping banks, creating an oasis where family and friends can splash in the cool water or pull bass and seasonally stocked trout from its depths. Humans, as evidenced by several Indian mounds in proximity to the creek, have long sought out its life-giving bounty.



A beautifully-sited 3-acre lake, complete with a dock, adds another water source for wildlife and recreational element for people. Stocked with bass year-round, it's an angler's dream as well as a kayaker's paradise.

Springs burble up through the limestone in hidden nooks throughout the ranch. In addition, the water-rich ranch also includes 3 small stock ponds scattered over the property along with a windmill outfitted with a solar pump to supply two wildlife watering stations in the far-reaches of the ranch. A highly productive well supplies the houses and provides irrigation for the yard.

Essential Information

MLS® #	7730997
Price	\$37,500,000
Bathrooms	0.00
Acres	1,685.00
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	11374 Fm 501
Area	SS
Subdivision	Cherokee Springs Ranch
City	San Saba
County	San Saba
State	TX
Zip Code	76877

Amenities

Utilities	Above Ground Utilities, Electricity Available, Electricity Connected, Phone Available, Water Available, Water Connected
View	Hills, Panoramic, Pond, Pool, Pasture, Water

Is Waterfront Yes
Waterfront Creek, Pond, Stream, Waterfront

Exterior

Lot Description Agricultural, Farm, Landscaped, Native Plants, Private, Rolling Slope, Rock Outcropping, Sprinklers In Ground, Trees Large Size

School Information

District San Saba ISD
Elementary San Saba
Middle San Saba
High San Saba

Additional Information

Date Listed June 24th, 2021
Days on Market 158

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