

# **\$3,419,500 - 16464 Fm500, Richland Springs**

MLS® #2716791

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## **\$3,419,500**

3 Bedroom, 2.00 Bathroom, 1,800 sqft  
Farms and Ranches on 255.70 Acres

N/A, Richland Springs, TX

Mesquite Creek Ranch is a 257AC turnkey, live water hunting preserve in San Saba County Texas that presents the opportunity to enjoy all that a superior Texas recreational ranch has to offer. Additional info upon request. With 1250 of live Colorado River frontage, high quality 1800sqft living quarters, world class hunting opportunities, a 1,000-yard rifle range, pistol range, three clay wobble traps, a dirt race track, swimming pool & sunbathing deck, an abundance of acreage to explore and more, this ranch is capable of entertaining your family, friends and/or clients no matter their preference in outdoor activity.

**ADDITIONAL ACREAGE AVAILABLE:** There is an additional +/-330 ACs directly to the south that can be purchased giving a buyer ownership of both sides of FM 500 Additional info available upon request.

**Wildlife:** The care and maintenance of multiple food plots, stock tanks, and feeders (both protein and spin cast to convey) result in harvested bucks scoring +230 B&C. This elite class of Whitetail Deer has been professionally managed for years. The quality this herd presents

**Land Features:** fertile/tillable pastures and food plots, set up for cattle, blend of healthy Oaks, Pecans, Mesquite and minimal Cedar

**Improvements:** 1,800 sqft 3/2 custom finish



barndominium + 1000yd rifle, 3 station  
shotgun, pistol ranges + equipment / hay barn  
+ pool + High fenced, etc.

Frontage: +/- 2140ft of frontage on FM 500  
and remains unrestricted.

Location: Northern part of the Texas Hill  
Country just 15 min from downtown San Saba  
and with a short drive to multiple major cities -  
1 hr 45 min from Austin, 2 hrs from Waco, and  
2 hrs and 40 min from Ft. Worth.

Other: Residual income potential from sellable  
hunts. Ag Exempt for low taxes. Turnkey with  
a majority of items to convey. All seller owned  
mineral rights and interests convey.

### **Essential Information**

ListingFeed	abor_vow
MLS® #	2716791
List Price	\$3,419,500
Sale Price	\$3,300,000
Sale Date	July 11th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	255.70
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

### **Community Information**

Address	16464 Fm500
Subdivision	N/A
City	Richland Springs
County	San Saba
State	TX

Zip Code 76871

### **Amenities**

Utilities Electricity Connected, Other, Water Connected  
Features See Remarks  
Parking Direct Access, Driveway  
View Hills, Orchard, Pool, Pasture, Rural, River  
Is Waterfront Yes  
Waterfront Creek, River Front, Seasonal, Waterfront  
Has Pool Yes

### **Interior**

Appliances Built-In Electric Oven, Built-In Electric Range, Dryer, Dishwasher, Freezer, Ice Maker, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer  
Cooling Central Air, Ceiling Fan(s)  
# of Stories 1  
Stories One

### **Exterior**

Exterior Features Garden, Misting System  
Lot Description Agricultural, Back Yard, Garden, Gentle Sloping, Landscaped, Moderate Trees, Orchard(s), Sprinklers In Ground, Views  
Roof Metal  
Construction Frame, Metal Siding

### **School Information**

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