

\$2,500,000 - 000 County Road 203, San Saba

MLS® #3230608

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 364.08 Acres

Johanson Life Estate, San Saba, TX

Proudly presenting one of San Saba's finest, the +/- 364.08 Acres Sanderson Place located in San Saba County CR 203 frontage. This ranch offers incredible investment value through both its agricultural and recreational qualities. The perimeter is low fenced with barbed wire and offers multiple cross fencing sections ideal for rotational grazing. Merriman Branch creek runs thru and is dammed with a large flood control lake providing convenient water access for cattle and wildlife. The ranch has an abundance of Mesquite and Oak trees and is ready for a new owner to leave their creative impression on the landscape.

Unrestricted and Ag Exempt.

Land Features:

- Shares a 12 acres lake
- Stock Tank
- Trees consist mainly of large, healthy Live and Post Oaks and Mesquite trees.
- Approximately 90 Acre hay field
- Gradual rolling topo, excellent drainage
- Numerous food plot and water feature locations lending to exceptional hunting for whitetail, dove, duck, hogs, and turkey.

Improvements:

- Single wide MH, built in 1980, 1064 sq ft (sell as is)
- Barn, built in 2015, 2000 sq ft
- Barn, built in 1980, 480 sq ft
- Residence with metal roof, built in 1950, 952 sq ft
- Fully fenced with multiple cross fencing sections.



Wildlife:

- Whitetail deer, turkey and hogs are very abundant in this area of San Saba County. There are exceptional habitat features on this ranch provided by native brush, tree coverage and water access.

-Lake provides great fishing, catfish, bass, perch. Perfect for family fun.

Utilities:

- Water " Community water if available. (Seller reserves the commercial water rights.)
- Electricity is available

Minerals:

Seller reserves all mineral interests.

Access:

- Approximate 7700 ft. of frontage along CR 203

Taxes:

- Agricultural tax valuation in place for reduced tax carrying costs

Essential Information

ListingFeed	abor_vow
MLS® #	3230608
List Price	\$2,500,000
Sale Price	\$2,500,500
Sale Date	February 17th, 2023
Bathrooms	0.00
Acres	364.08
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	000 County Road 203
Subdivision	Johanson Life Estate
City	San Saba

County	San Saba
State	TX
Zip Code	76877

Amenities

Utilities	See Remarks
View	Hills, Pond, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake Front, Pond

Exterior

Lot Description	Agricultural, Gentle Sloping, Many Trees
-----------------	--

School Information

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