

\$3,499,000 - 335 County Road 314, San Saba

MLS® #4477909

\$3,499,000

3 Bedroom, 3.00 Bathroom, 2,796 sqft
Farms and Ranches on 336.00 Acres

NONE, San Saba, TX

This TurnKey Ranch, 336+/-Acres is located in San Saba County just 8 minutes southwest of San Saba on South Wallace Creek Rd. The ranch boasts over 4,000' FM 1030, South Wallace Creek Rd frontage and 3400' of CR 314 frontage. The ranch has been blessed with an Artesian well (est. 40gpm) that produces some of the best water you'll ever taste! This is a very fertile/productive ranch providing wheat and hay pastures for harvest and cattle forage with approx. 260 tillable acres. The Pecan trees are massive and plentiful with 500+/- trees producing a substantial commercial crop, capable of 30,000lbs or more in a season. There's plenty of cross fencing to help manage grazing and separate livestock during farming operations. Also, a stout set of pipe working pens are in place for handling livestock. The ranch normally carries 50 cows and their calves comfortably. If you want to feed calves on wheat, it has feed out 150 head in the past. This immaculate well cared for ranch with little to no large rocks and with its many diversified uses, is located in one of the most desirable areas in San Saba County for farming and ranch production. A warm and welcoming natural stone ranch style home sits in the shade of the beautiful pecan trees surrounded by a large fenced yard and outdoor patio area ideal for family fun and entertaining friends. There are multiple covered parking spaces for vehicles, with plenty more parking and storage for your RV, four wheelers, tractor and



equipment in the garage and shop and 40'x80' barn also with outdoor covered equipment shed. Stock ponds also provide water for livestock and wildlife. With abundant Whitetail Deer, Wild Turkey, Dove and Hogs, hunting can be excellent. Seller is willing to divide.

Built in 1979

Essential Information

ListingFeed	abor_vow
MLS® #	4477909
List Price	\$3,499,000
Sale Price	\$3,200,000
Sale Date	March 1st, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,796
Acres	336.00
Year Built	1979
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	335 County Road 314
Subdivision	NONE
City	San Saba
County	San Saba
State	TX
Zip Code	76877

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane
Features	Internet Access
Parking	Circular Driveway, Carport, Detached Carport, Garage, Gravel, RV Access/Parking, Workshop in Garage, Covered

# of Garages	2
View	Hills, Panoramic, Pasture, Trees/Woods
Waterfront	Pond, Seasonal

Interior

Interior	Carpet, Concrete
Appliances	Cooktop, Dryer, Dishwasher, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Oven, Propane Cooktop, Refrigerator, Washer
Heating	Central, Fireplace(s), Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Circulating, Family Room, Masonry, Raised Hearth, Stone, Wood Burning, Insert
Stories	One and One Half

Exterior

Exterior Features	Balcony, See Remarks
Lot Description	Agricultural, Back Yard, Farm, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Moderate Trees, Orchard(s), Trees Large Size, Views, Level
Windows	See Remarks
Roof	Metal
Construction	HardiPlank Type, Stone Veneer
Foundation	Slab

School Information

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