

# \$2,700,000 - 00 County Road 203, San Saba

MLS® #7401846

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## \$2,700,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 450.97 Acres

Johanson Life Estate, San Saba, TX

Proudly presenting one of San Saba's finest, the +/- 450.97 AC Timberlake Home Place, located in San Saba County with CR 203 frontage.

This ranch offers incredible investment value through both its agricultural and a recreational quality. The perimeter is low fenced with barbed wire and offers multiple cross fencing sections ideal for rotational grazing. Several stock tanks and a wet weather creek, 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:

- Five stock tanks
- Trees consist mainly of large, healthy Live and old growth Mesquite trees.
- Gradual rolling topo with build sites for a future home
- Numerous food plot and water feature locations lending to exceptional hunting for whitetail, dove, duck, hogs, and turkey

### Improvements:

- Residence built in 1940, 1344 sq ft
- Storage building built in 1940, 154 sq ft
- Metal loafing shed.
- 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 tree coverage and water access.

Utilities:

- Public water system (seller reserves all commercial water rights)
- Electricity is available

Minerals:

- Seller reserves all mineral interests.

Access:

- Over 7600 ft. of frontage along CR 203

Taxes:

- Agricultural tax valuation in place for reduced tax carrying costs

Location:

- The property is ideally located in the part of the Texas Hill Country. It is 15 minutes from downtown San Saba and is a short drive to multiple major Texas cities - 1 hr 45 min from Austin, 2 hrs from Waco, and 2 hrs and 40 min from Ft. Worth

Additional info is available upon request.

**Essential Information**

ListingFeed	abor_vow
MLS® #	7401846
List Price	\$2,700,000
Sale Price	\$2,700,000
Sale Date	February 17th, 2023
Bathrooms	0.00
Acres	450.97
Type	Farms and Ranches
Sub-Type	Ranch

Status Closed

### **Community Information**

Address 00 County Road 203  
Subdivision Johanson Life Estate  
City San Saba  
County San Saba  
State TX  
Zip Code 76877

### **Amenities**

Utilities Electricity Available  
View Hills  
Waterfront Pond

### **Exterior**

Lot Description Many Trees, Gentle Sloping

### **School Information**

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