

# \$5,500,000 - 3670 County Road 407, Cherokee

MLS® #8338800

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## \$5,500,000

0 Bedroom, 0.00 Bathroom, 2,295 sqft  
Farms and Ranches on 499.80 Acres

none, Cherokee, TX

Your opportunity to own 500 acres of live-water ranch in the gorgeous Hill Country in San Saba County. Conveniently located midway between Llano and San Saba, only an hour and 45 minutes from downtown Austin this ag-exempt property is bisected by Buffalo Creek, a spring-fed tributary of the Colorado River. There is a 2,500 s/f 3r, 3 bath ranch home with rock fireplace, hardwood floors, and Ranch Oak furniture. This beauty has livestock facilities, a large metal equipment building and bunkhouses. The "penthouse" deer blind is a must see! Wildlife galore, this property varies in terrain from flatland heavily populated with legacy oaks to escarpment to gently rolling grass pasture to cedar thickets. This ranch boasts 3 pastures- 1 with the home, 1 with Buffalo Creek, and 1 that includes the grass-covered pipeline easement that attract white tail and provides grazing for livestock. There is also a windmill and water trough in this pasture. This is a must-see!



## Essential Information

ListingFeed	abor_vow
MLS® #	8338800
List Price	\$5,500,000
Sale Price	\$4,000,000
Sale Date	October 12th, 2022
Bathrooms	0.00
Square Footage	2,295

Acres	499.80
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	3670 County Road 407
Subdivision	none
City	Cherokee
County	San Saba
State	TX
Zip Code	76877

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected
View	Hills
Waterfront	Creek, Stream

### **Exterior**

Lot Description	Agricultural, Gentle Sloping, Level, Many Trees, Private, Views
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### **School Information**

District	Cherokee ISD
Elementary	Other
Middle	Other
High	Other