CARLSON RANCH

2254 CR 228, San Saba TX 76877

$850,000 San Saba County 107.63+/-Acres



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

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CARLSON RANCH

Location: The Carlson Ranch is located approximately 8.4 miles west of San Saba, Texas the Pecan Capital of Texas, and offers good access from State Highway 190. Ideally utilized as a hunting/recreational getaway, property offers outstanding hunting, great fishing, and perfect accommodations for your hunting party, family, and friends. The ranch is approximately 3 hours from Fort Worth and 3.5 hours from Dallas, TX. Little over 2 hours to Abilene, and 3.5 hours from Midland.

Physical address is 2254 CR 228, San Saba, Texas 76877. From San Saba head West US-190 for approximately 8.4 miles. Turn right onto CR 226, go for 2.5 miles then turn right onto CR 228 for 0.4 miles gate on left.

Terrain: A ridge extends through the front of the property from the south and provides approximately 180 degrees of scenic views across the ranch and beyond. There is approximately 90 feet of elevation change with good rolling terrain off the west of the ridge. Tree cover consists of scattered live oak motts, live oak, elm, pecan, hackberry, bumelia, Texas Ashe, agarita, catclaw mimosa, sumac, mesquite, and cedar.

Surface Water: One stock pond is located on the property. It measures approximately 1/4 acres in size when full and offers fishing. Perfect for getting the kids and/or grandkids outside and sparking a passion for the outdoors. This pond also provides good sources of water for wildlife and livestock.

Hunting & Wildlife: San Saba County is noted for its outstanding hunting and abundant wildlife, and the Carlson Ranch is no exception. The property provides good habitat for whitetail deer, turkey, dove, feral hogs, and varmints, and is setup with numerous blinds and feeders in place. A good mix of heavy to moderate tree cover, forbs, and browse help attract and hold wildlife on the ranch. Two fields, approximately 10+/- and 25+/- acres respectively, provide areas believed to be suitable for establishing seasonal wildlife food plots for deer and dove to further enhance the property for hunting.

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Structures: There is a 1200 sq ft cabin includes two bedrooms, bath and living area. The 1400 sq ft barn is perfect for storing your UTV's and ATV's, hunting gear, feed, and still have room for a project or two.

Water: Connection to a community water line the property benefits from its and provides domestic use water to the cabin.

Fences & Roads: The west side of the ranch fronts along CR 218 for 1,366'. Here near the south, you'll find a gated entrance and a gravel road that leads into the ranch and to the barndo. From there a network of unimproved pasture roads and trails wind through the property providing good interior access and an enjoyable "ranch loop" to take friends and family out for a spin. The perimeter and cross fencing ranges in condition from poor to excellent.

Minerals: Owner will convey all owner's mineral. Buyer will assume responsibility and expense associated with a mineral ownership report if one is desired.

Utilities: San Saba Electric Cooperative Association provides electrical service to the property with power in place to the barndo.

School District: San Saba Independent School District.

San Saba County CAD PID# 1073, 2847, 2859, 501215

Legal Descriptions: FISHER & MILLER, ABST 306 SURV 721, N JACOBY, ABST 717 SURV 390, ABST 718 SURV 389, N JACOBY, ABST 717 SURV 390.

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Property Taxes: The property is Wildlife-Exempt and approximate property taxes for 2024 are anticipated to be $1,200.00.

Tax Rate: 1.216662

Wind Development: None on the ranch. Seller is believed to own 100% of the wind rights associated with the property.

Contact for more information:

Texas Ranch Brokers, LLC
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Mike Bacon 512-940-8800 mike@txranchbrokers.com

Broker & Commission Disclosure: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Texas Ranch Brokers, LLC.

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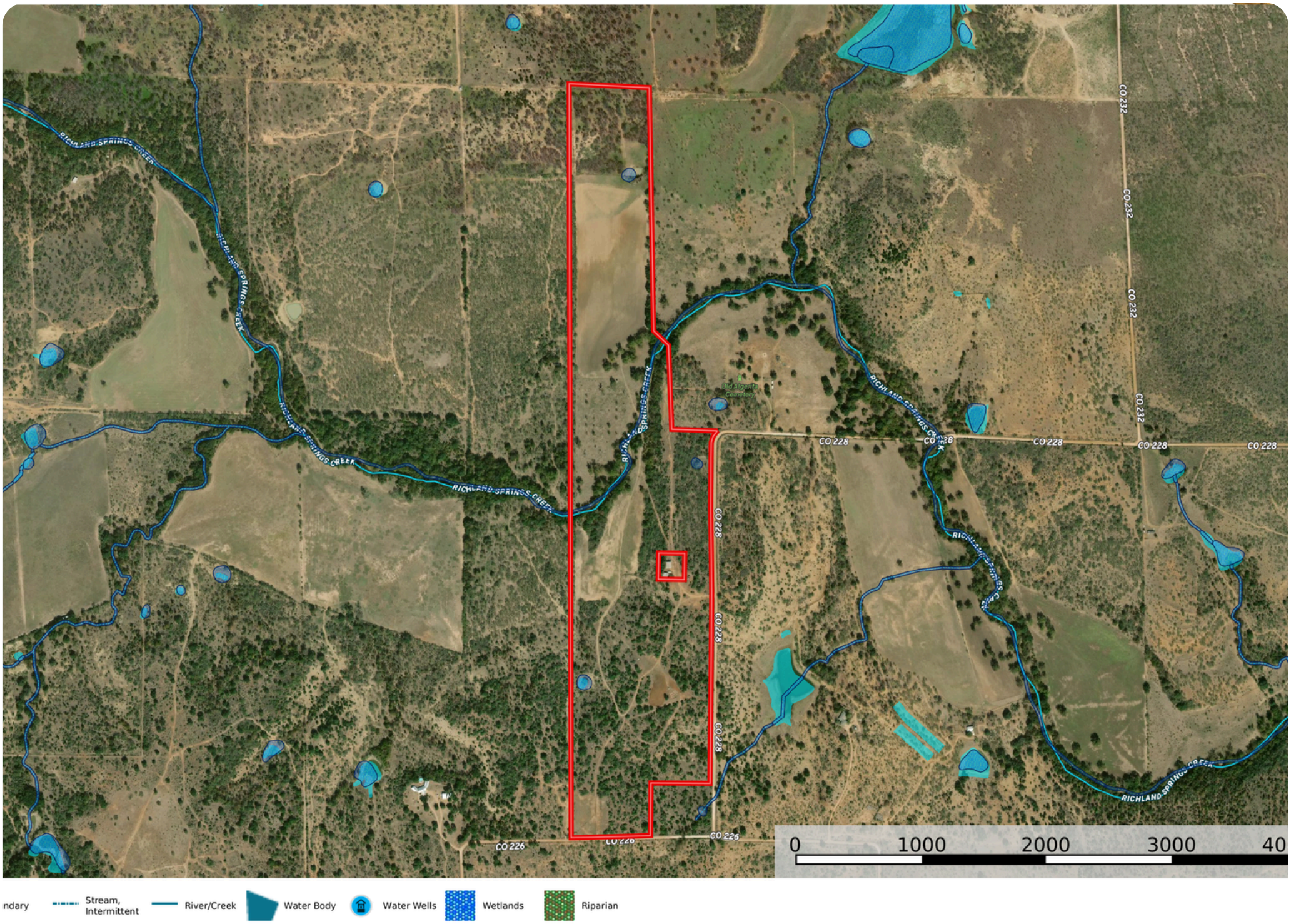
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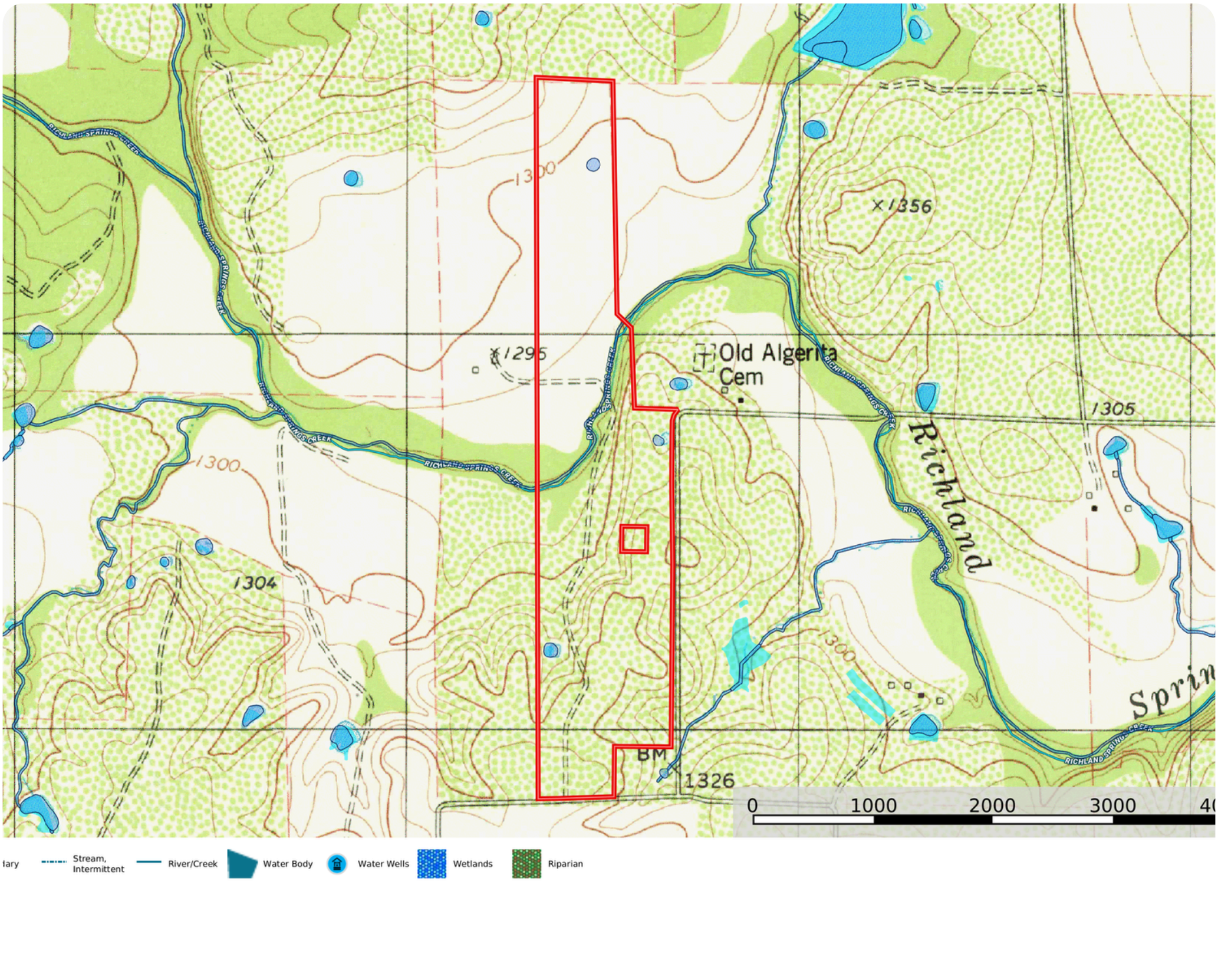
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MAPS



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2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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