



Rafter Cross ^+ Ranch
HWY 190 (West Wallace St.), San Saba, TX
+/- 237 acres

Overview:

The Nettleship Ranch is a showplace in the San Saba community, located just one mile west of town on US HWY 190 (West Wallace St.). The ranch has a combined 4,600' of frontage on the beautiful San Saba River with nearly a mile of hardwood and pecan bottoms. In all the properties total nearly 240 acres with two luxurious custom homes, over a half mile of prime highway frontage, and is available in multiple configurations. The pasture is mostly improved grass with large hardwoods and pecans on the river and tremendous oaks around the homes. Multiple cross fences, horse barn, pole barn, and a large set of working pens round out the ranch improvements. The popular town of San Saba, known as the Pecan Capital of Texas offers great shopping, food, wineries and a thriving tourism economy, creating an opportunity to buy in an emerging Texas market.

Buyers may choose from multiple configurations to fit their needs and budget, with tracts ranging from +/- 237, 60, 83, 67 and 28 acres respectively. The 60 acre tract would include a beautiful 4,110 sqft home built in 2004, and the 83 acre tract would include a custom built 4,280 sqft home built in 1996. The 67 riverfront and 28 acre commercial tracts could be purchased together as a build-ready 95 acre ranch, or separately.

Luxury Residential Improvements:

Address: 4002 W. Wallace St. San Saba, TX

This +/-4,110 sqft custom home was built in 2004 and has been immaculately cared for. The two story home has four bedrooms, 4.5 baths. The primary suite is located on the main level with a connected study, two ensuite bathrooms, masonry fireplace and an upstairs office. The formal living, formal dining, large open island kitchen and family room are all on the main level, with a wine cellar accessible from

the kitchen area. Upstairs are two additional bedrooms with full baths and a second living or media room and study. The beautiful outdoor spaces provide year round entertainment and endless sunsets around the pool, hot tub, outdoor kitchen, outdoor fireplace and pool house. This home can be purchased separately as part of an approximate 60 acre tract, 150 acres, 178 acres, or as part of the whole 237 acre ranch.

2802 W. Wallace St. San Saba, TX

This 4,280 sqft single story ranch style home was built in 1996 using native San Saba stone, and is set among towering legacy oaks. The home features an open floorplan with four bedrooms, 4 baths, tall vaulted ceilings and large windows for abundant natural light and sunset views. Next to the home is a great workout room with a large porch overlooking the pool and pastures, and a pool bath. There is an additional apartment over the carport for guests or rental income. Sunsets around the pool are stunning and private. This home can be purchased separately as part of an approximate 83 acre tract, or as part of the whole ranch.

Ranch Improvements:

A nice set of pipe working pens is located at the center of the ranch is capable of handling a lot of cows or stockers. There is a 75'X50' pole barn for parking equipment or dry stacking hay, and a 50X35 workshop for tools and storage. The ranch is completely fenced and cross fenced for rotational grazing and farming. There are waterlines and troughs in each pasture.

Water and Utilities:

The property is served by San Saba Water Supply with meters to the house and barn. The Sellers have a deeded shared water well agreement with a neighbor for livestock water.

Agriculture and Wildlife Highlights:

Rafter Cross Ranch offers a great mix of income production and recreation. The fertile soils are farmed annually and consistently produce healthy crops of hay and winter wheat. The ranch grazes equally as well, and is capable of running heavy numbers of cow calf or stockers.

Wildlife is abundant along the river, with healthy populations of whitetail deer, feral hogs, Rio Grande turkey and migratory game birds.

Easements and Access:

The AT & SF Railway transects the ranch from east to west, but the short track has not been used in years. A ceased-use declaration has been filed.

The owners have a deeded easement from County Rd 200 to the NE River Pasture, providing access to that tract should it be purchased separately.

Showing Instructions:

All appointments must be made through the listing Agent and require at least 48 hour notice for showings. Do not go without an appointment.

Notice to Buyers Agents:

Buyer agent must make first contact and be present for all showings in order to qualify for a full commission. If this condition is not met, fee participation will be at the sole discretion of the Listing Broker and/or its associates.

Disclaimers:

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group at Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.