



Clear Branch Ranch

Coryell County, TX | 3,268+/- AC



BURGHER·RAY
RANCH GROUP



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Property Description

Rarely in such a spectacular county does an offering as unique as this ranch become available. This part of the state is known for its rolling hills, excellent water features, and big views overlooking cattle lowing in the distance. The Clear Branch Ranch is truly a one of a kind opportunity to own one of the larger tracts in the county and currently one of the largest listings in Central Texas/Northern Hill Country Region. This exceptional property is a prime example of your traditional "Texas Hill Country" cattle ranch with all the native habitat for wildlife to flourish. The ranch features a varied terrain, breathtaking views, a 35 +/- AC private lake, 20 additional stock ponds, multiple homes, and a high game fencing surrounding the entire perimeter of the ranch and cross fenced for livestock. A property this rare, must be seen to be truly appreciated.

All buyers and buyer's agents/brokers must be registered with Listing Broker prior to scheduling a showing and proof of funds may be required at Listing Broker's discretion.

Property History

The ranch has been held in the same family for over a decade and primarily used as both a high fenced game operation and a cattle ranch. Prior to the current property owner, the ranch was used to run livestock as well as other agricultural purposes.

Location

Located in the eastern central portion of Coryell County, the ranch is located just north of HWY 84 and accessed off of County Road 267. Minutes from Gatesville, and 30 minutes to Waco, it's easy to get to town for dining and supplies. The ranch is approximately 2 hours from Dallas, and 1:45 minutes from Austin. The location of this property is key. It is becoming more and more difficult to find a property with all of these attributes that literally sits right in the middle of all the major metropolitan areas with easy access to all.

Land

The land has a wonderful mix of large open areas with grand vistas, beautiful tree covered canyons and massive rock outcroppings, lush grazing country, dense pecan bottoms along the creek and in the bottoms, and heavily wooded area ideal for wildlife habitat. There are several areas on the ranch with improved grasses such as Costal Bermuda; however, majority of the ranch is in native grasses and vegetation. At different times and with proper management the ranch has the ability to potentially handle up to 300 +/- mother cows.

Water

Featuring over 1.5 miles of frontage on both sides of Clear Branch (of Coryell Creek) is something quite spectacular. The creek has also been dammed up to create a magnificent 35 +/- AC lake with a spectacular wetlands habitat, excellent subsurface structure for fishing, and plenty of room to run a small boat or wave runner on the surface. In addition to the creek and the lake, there are approximately 20 stock ponds scattered through the various pastures for watering livestock and wildlife. The ranch also features 4 water wells that service the improvements on the ranch.

Terrain/Topography

Elevation on the ranch ranges from approximately 956 +/- feet above sea level on the far north end of the ranch to approximately 779 +/- feet above sea level on the southern end near the main entrance. It is a truly special characteristic to have such a huge range of elevation throughout the ranch.

Improvements

The main residence on the ranch was built approximately 10 years ago and features 3 bedrooms, 2 bathrooms, and welcoming living spaces ideal for entertaining and dining. In addition to the main house, there is a managers house ideal for having a full time hand or caretakers on site at all times. There are three sets of working pens for cattle located on the western side of the ranch, central portion, and eastern side, making gathering and working easy for a property this size. Adjacent to one of the sets of working pens are 2 barns for housing equipment, tools, and implements.

Recreation/Hunting

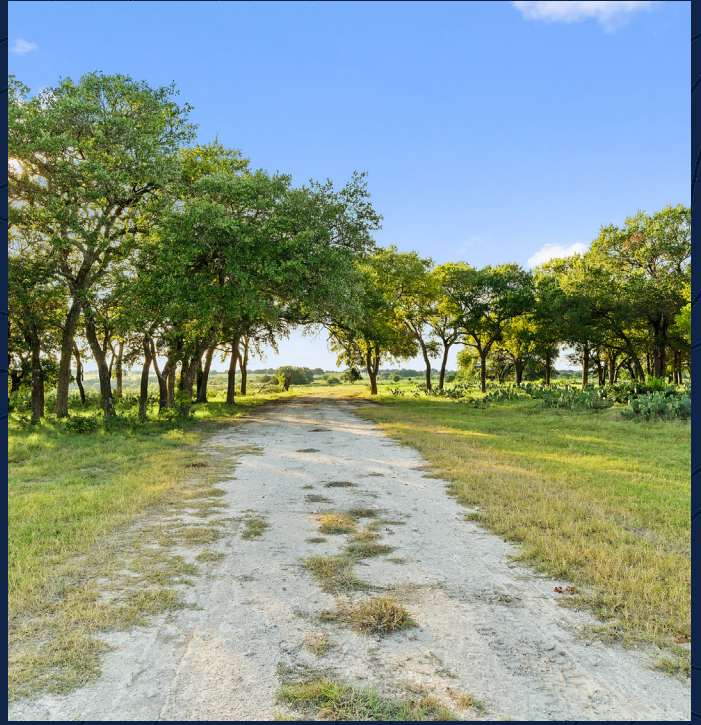
Recreation and hunting possibilities on the ranch are truly endless. Enjoy stocking a deer through the cover, duck hunting on the convergence of the creek and the lake or at one of the many stock ponds, or driving your bass boat or wave runner around in the 35 +/- AC lake. The ranch has been stocked with some exotic animals, and managed for whitetail with a MLD Level 3 permit. The lake is well stocked with a variety of fish including bass, perch, and catfish. The lake record for bass is close to 12 lbs; however, it is not uncommon for the owners and guests to catch upwards of 15 to 20 nice size bass in an afternoon. It is extremely rare to have this magnitude of water features on the ranch that have nearly measurable contribution to the positive impact on wildlife and livestock.

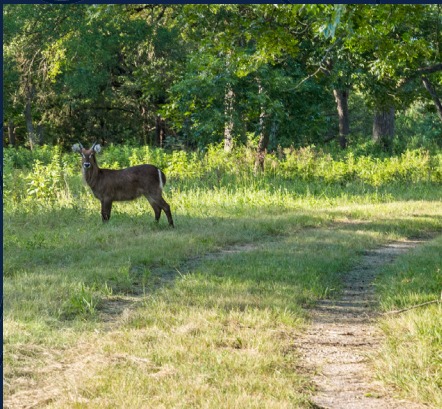
Minerals

Consult Listing Broker for more information on minerals.









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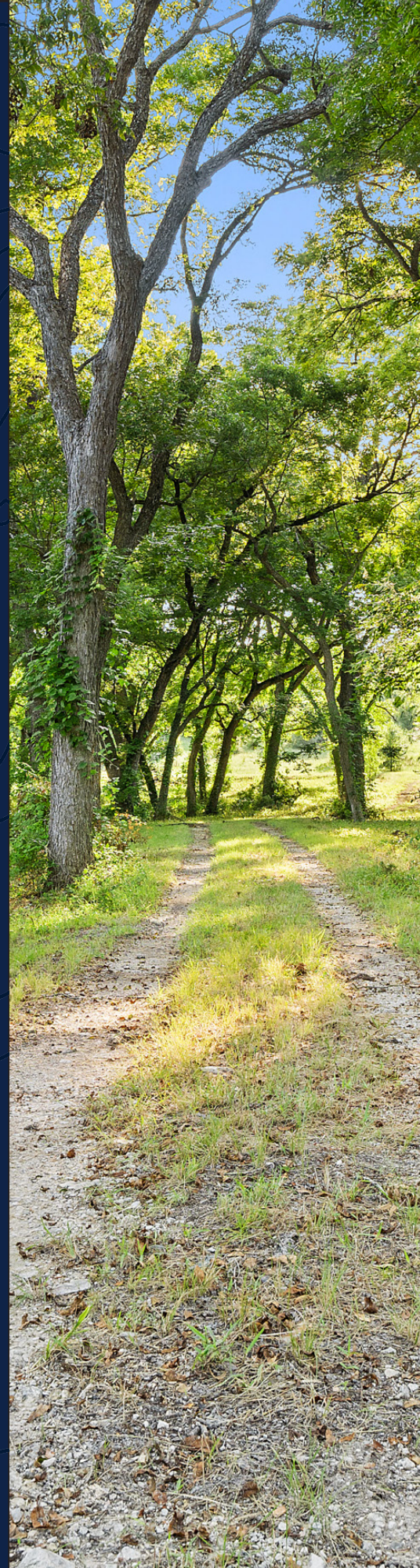


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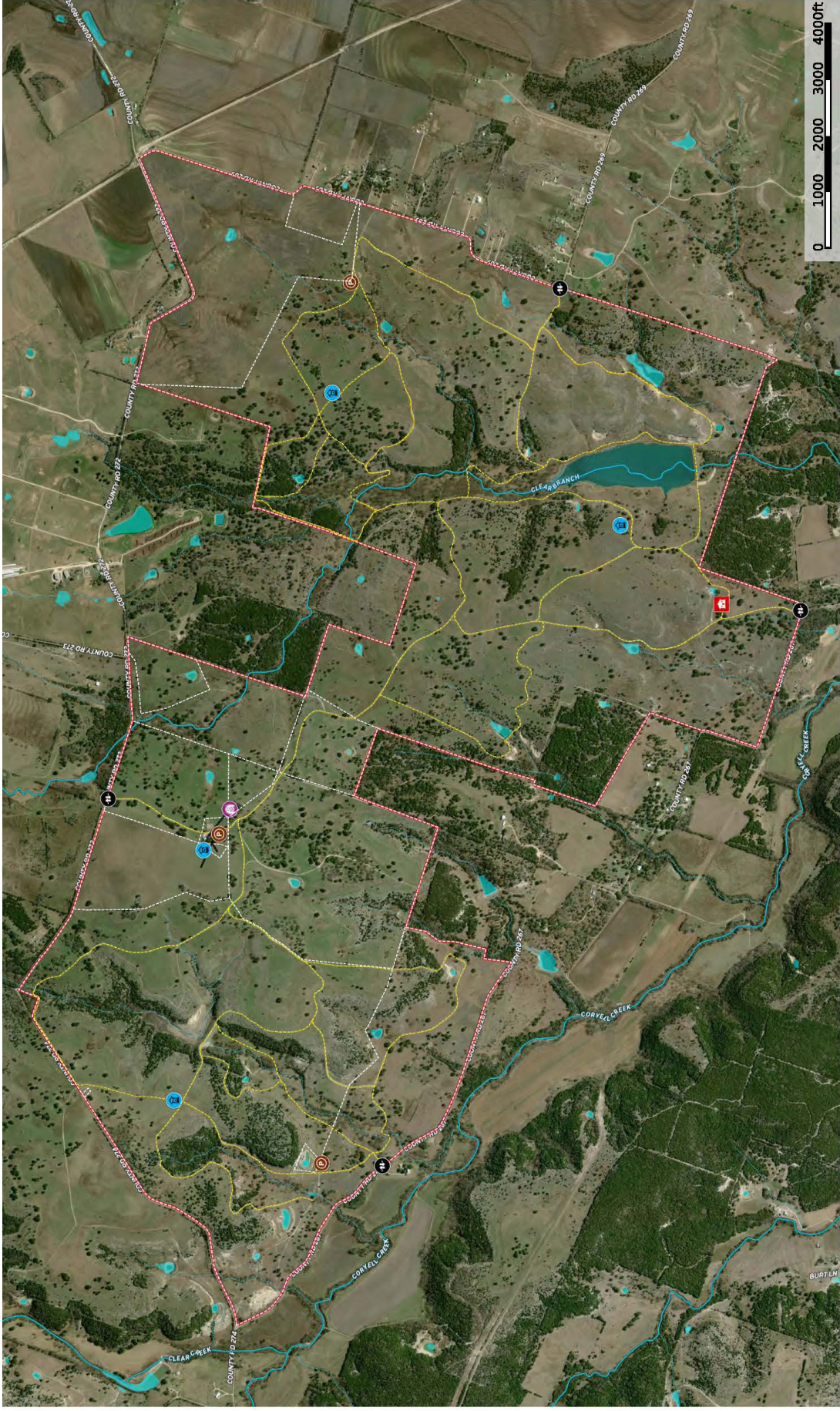
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Aerial Map



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Topographic Map

