

# LATIGO RANCH



BURNET COUNTY, TEXAS    249± ACRES



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*Chas. S. Middleton and Son*

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BURNET COUNTY, TEXAS 249± ACRES

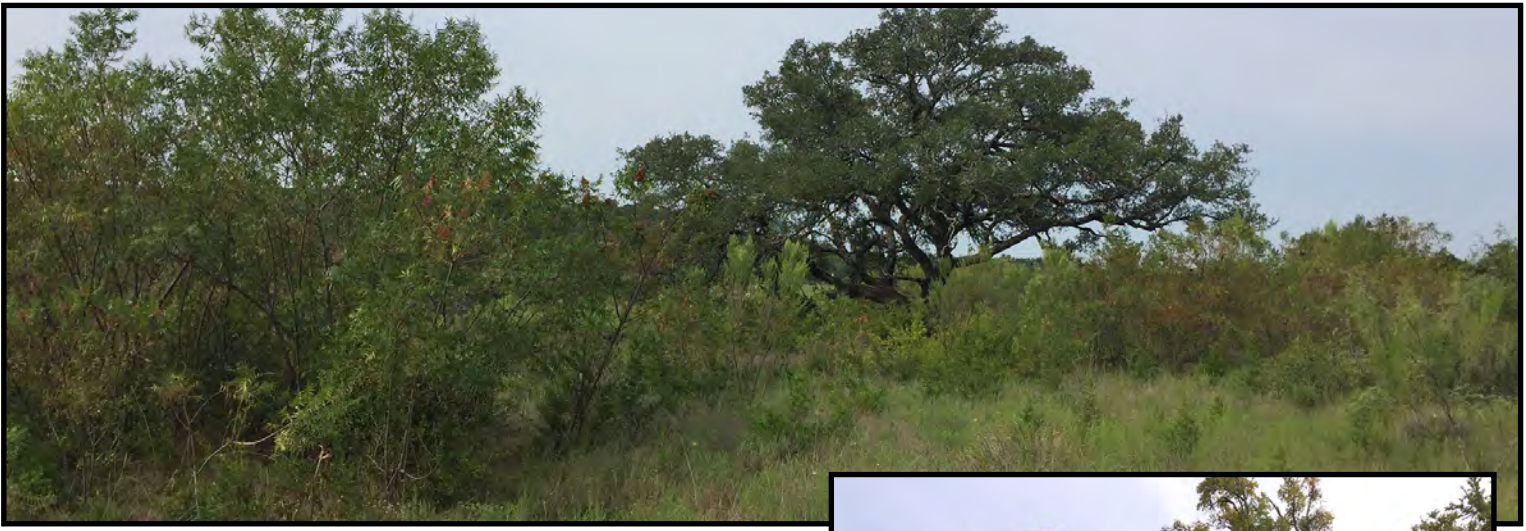


The Latigo Ranch is well located approximately 3 miles southeast of Burnet, Texas and only a 45 minute drive to Austin. This portion of Burnet County is made up of primarily single family residences on small acreage tracts with many nice homes in the area. Access to the property is provided by paved county roads 330 and 335. There is approximately 388 feet of frontage on CR 330 and a 20 foot deeded ROW extending out to CR 335 to provide additional access from the west. CR 330 and US Highway 29 provide convenient access to the Bertram community which is located approximately 8 miles to the east. There are small acreage tracts located all along these routes which are popular Hill Country bedroom communities for those working in the Austin area. This is one of the larger acreage tracts remaining in the area.



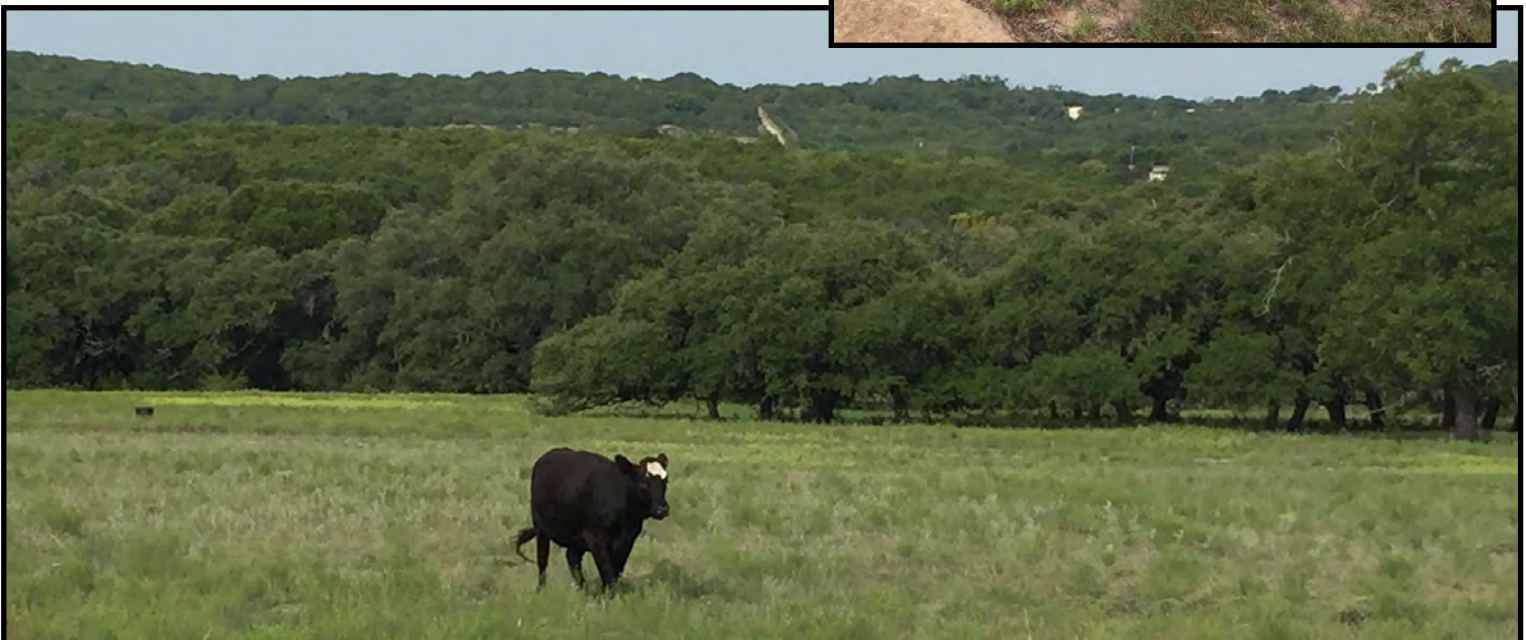
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The ranch has been well maintained and managed for live-stock production and whitetail deer hunting. The ranch is loaded with wildlife that are native to the area including whitetail deer, turkey, and varmints of all kinds. The terrain is rolling and diverse with elevations ranging from 1,220 feet to 1,360 feet. The ranch is predominately rolling live oak savannahs with large live oak trees throughout. There are also many large pecan, hackberry and elm trees along Hairston Creek. Hairston Creek is a seasonal creek that runs through the length of the property.

Small areas of dense cedar along the west boundary add to the diversity of the ranch. The brush and tree cover is scattered to fairly dense in places with a desirable blend of fairly open country transitioning to areas with moderate to fairly dense cover. The ranch has a good mixture of palatable native grasses, with the predominate grasses being Texas Winter Grass, Mesquite Grass, Bermuda Grass, several varieties of Grama, Bluestem and a favorable mix of Forbs. Soils are well drained stony clay and loamy soils underlain by limestone.







The ranch is fenced and cross fenced into two pastures with almost entirely nine strand barbed wire fencing in good condition.

The ranch is considered to be well watered for livestock and wildlife. In addition to the season creek, water is provided by the two earthen ponds in each of the pastures and two water wells with water piped to three watering troughs.



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The main residence is a rock home placed beside the creek. It was built in 2002 consisting of 3 bedrooms and 2 1/2 baths, and it is fully up to date. Being about 2,000 sq. ft. it is just the right size and has approximately 1,200 sq. ft. of outdoor deck over the creek plus covered porch, all enclosed by a welded pipe fence. Located a quarter of a mile up the well maintained interior gravel road is the guest house. It originally dates back to 1965, but was stripped down to the bare studs in 2002 and completely rebuilt. The 1,200 sq. ft. home provides modern comfort with its large open living area, up to date kitchen and 2 bedrooms with bath. There is a nice barn/shop located approximately 200 yards southeast of the main residence. It is a welded steel 30' x 40' enclosed structure on a concrete slab with 3-12' roll-up overhead doors. There are two 40' x 20' overhangs that are used for equipment storage on one side and for a wash rack and stock shelter on the other. The working pens are located on the south side of the barn and are made of 2 3/8" welded pipe. There is also a small office/apartment (13' x 13') in the barn and the owner has installed a 1,000 gallon septic system to serve it. There are a couple of small traps and lanes for easy movement of livestock and hay storage. If you are looking for a turnkey ranching operation, this is the place for you.



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Annual precipitation is approximately 34 inches, and most of the rainfall occurs during the growing season. The annual property taxes for 2017, with the Ag Use exemption, are approximately \$4,647.

This gorgeous Hill Country ranch is located in a sought-after area with possible future development potential. All of the minerals currently owned will convey. It is believed that a majority of the minerals are owned by the sellers.

The ranch is priced in the market at \$8,014 per acre (\$1,995,000) including improvements.



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LATIGO RANCH  
248.93 +/- Acres  
Burnet County, TX



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