

Red Ridge Ranch
000
Bronte, TX 76933

\$1,250,000
250± Acres
Runnels County



Red Ridge Ranch
Bronte, TX / Runnels County

SUMMARY

Address

000

City, State Zip

Bronte, TX 76933

County

Runnels County

Type

Hunting Land, Ranches, Riverfront

Latitude / Longitude

31.764848 / -100.183177

Acreage

250

Price

\$1,250,000

Property Website

<https://ranchrealestate.com/property/red-ridge-ranch-runnels-texas/75292/>



PROPERTY DESCRIPTION

Discover this 250+/- Acres of pristine native habitat located on the Western edge of Runnels County. This is a true gem that is set apart by coveted Colorado River frontage which expands roughly 1,400ft or .26 miles and unique topography changes that yield panoramic views overlooking the river. Explore atop the astonishing bluffs just as the Comanches did over 100 years ago where the views go for miles and the mighty wild roam.

Land: A break in the rolling plains region of Texas, the topography lends variable elevation changes of up to 100ft in multiple parts of the ranch yet still accessible thus adding to the rarity of the landscape within the county. This is a true savannah dotted with native grasses such as bluestem, Indian grass, blue grama, sideoats grama, and a lush array of wildflowers. There are many woody species that can also be found most notably mesquite, post oak, yucca, shin oak, and prickly pear.

Recreation: Left mostly in its natural state, this property offers an abundance of activities for the outdoorsman. From long days fishing and camping on the river to miles of trails to hike and explore, this property calls to be explored.

Wildlife: There is absolutely no shortage of wildlife on the ranch, offering some of the best variety of animal species in one location. The recreational hunter can be kept busy all year long with ample white tail, hogs, turkey, quail, dove, bobcat, coyote, and even the occasional exotics like axis and aoudad.

Improvements: Perimeter barbed wire fencing is in place around the ranch along with roads that have been pushed in the last few years that lend to favorable driving conditions. Electricity can easily be found on the neighboring property. A small wet weather pond is located in the Southeastern corner of the property. The seller will also convey various deer blinds and corn feeders.

Access: Entrance to the property is paved along FM 3115. Buyer will have the option to buy additional acreage spanning 30ft wide (roughly 2+/- acres in total) for a private driveway to the subject property or seller can deed an easement.

Exemption: Wildlife exemption is in place.

Additional Acreage: There is an additional 59+/- Acres available. This acreage would increase the river frontage amount to 3200ft or .61 miles.

Minerals: Negotiable.

Location:

13 Minutes....Bronte

19 Minutes...Ballinger

29 Minutes...San Angelo

1 Hour..... Abilene

3 Hours.....DFW

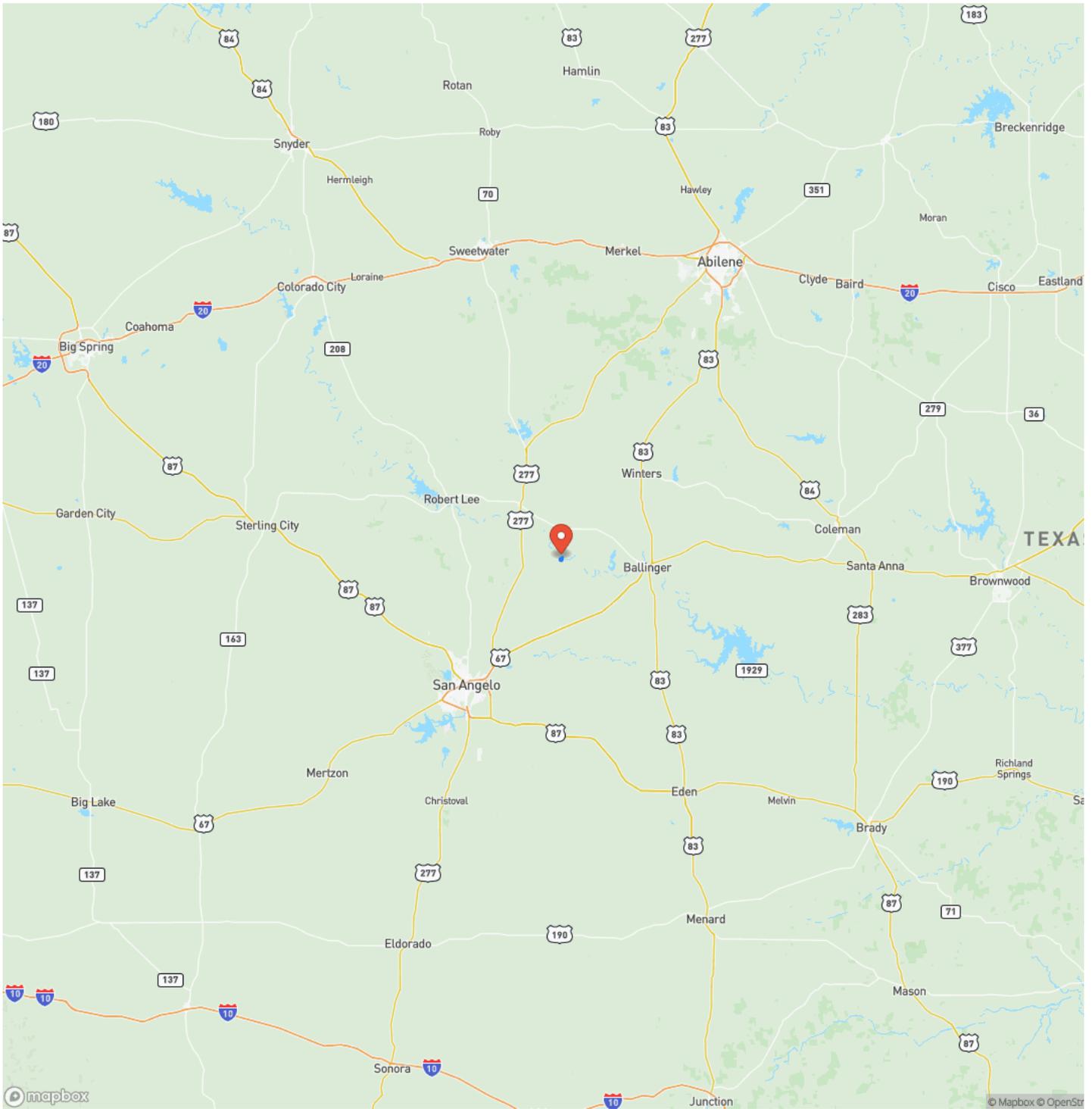
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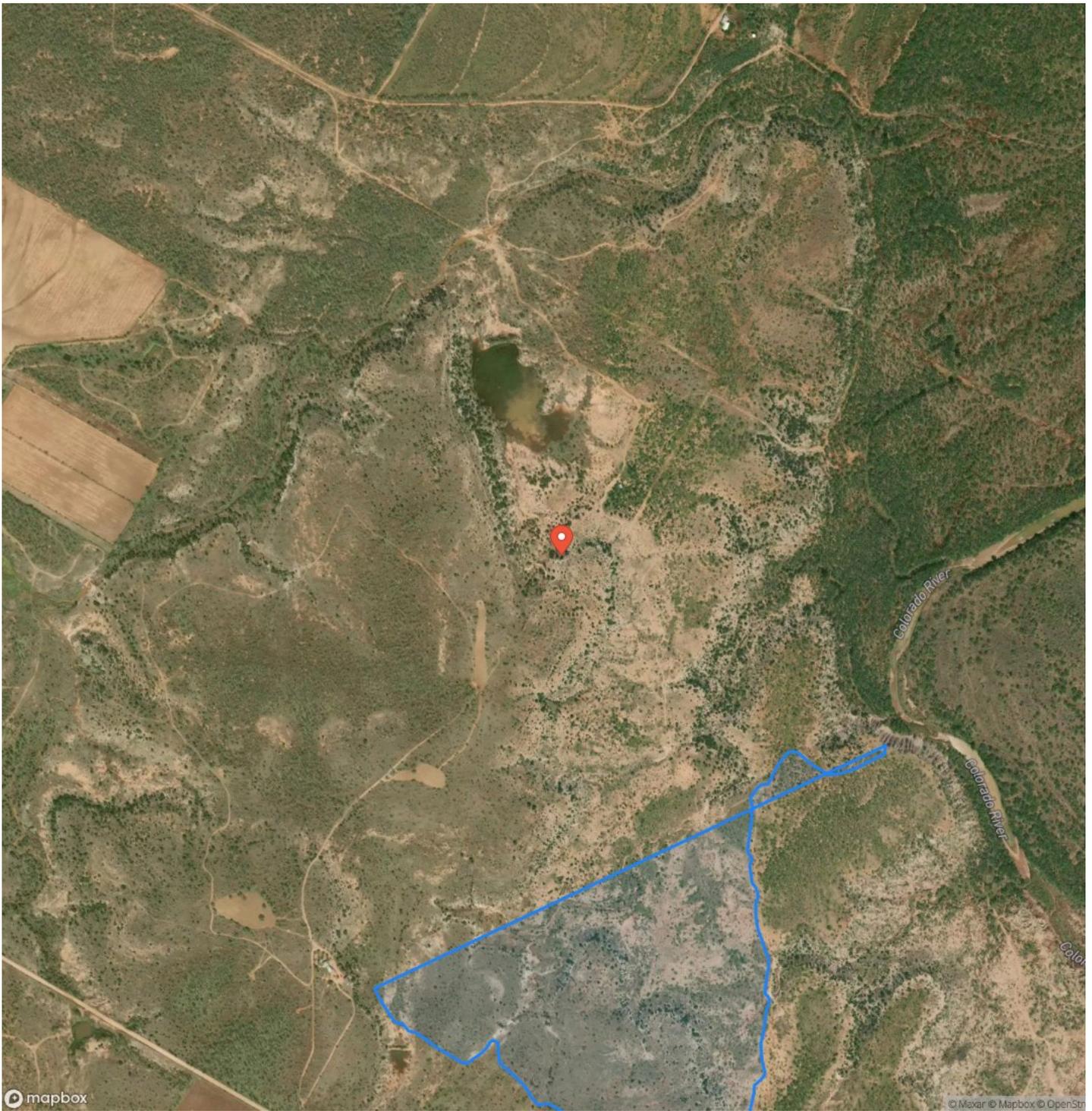
Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
