

Cow House Rise
Russell Road
Gatesville, TX 76528

\$2,250,000
150± Acres
Coryell County



Cow House Rise
Gatesville, TX / Coryell County

SUMMARY

Address

Russell Road

City, State Zip

Gatesville, TX 76528

County

Coryell County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

31.354434999999999 / -97.912130000000005

Acreage

150

Price

\$2,250,000

Property Website

<https://ranchrealestate.com/property/cow-house-rise-coryell-texas/60604/>



PROPERTY DESCRIPTION

150-ACRE HISTORICAL PARADISE-

This is a masterpiece of nature creating an ideal estate that is available for purchase. Close to one-half mile of LIVE WATER Cow House Creek frontage lined with giant Pecan and Black Walnut trees where turkeys roam. A renowned local landmark, the Horseshoe Bend of the Cow House Creek, is on this property and holds one of the deepest swimming and fishing holes that there are on the stream. This is an ideal spot for setting up a zip-line or a rope swing for family and guests to enjoy over and into the cool, spring fed water. The majority of the creek frontage is easily accessible and walkable. Just below this spot there was an active community grist mill (Rogers Mill) which served the families in the area over 100 years ago. A limestone fault line runs along the creek separating rock strata formations that are visible with all types and sizes of boulders and interesting rock and aggregate formations.

Not only does Cow House Rise offer impressive Cow House Creek frontage, but one of the most MAGNIFICENT VIEWS that you will ever see in all of Central Texas. High above the creek are tree covered limestone hills and bluffs jetting up from the fertile creek bottom. This particular view from an ideal homesite is an open expansive vantage point over the entire valley and the lower topography across the creek to the East. The view is protected by the majority being unbuildable lower land across the creek, and land that will remain Seller owned. Sunrises are incredible from here. This could be the days welcome view from your personal sanctuary in this country paradise. It is incredibly rare to have such a view and river/creek frontage on the same parcel. The homesite and most of the acreage has been hand-cleared as to make the woods and wildlife visible and accessible without damaging the ground or the tree roots in the process. It looks like a nature park.

There is a lot of cool Texas history in the area and this ranch specifically. This parcel is being surveyed and offered to the right Buyer out of a large ranch that has been owned by the same family since the original land patent settlement in 1875. The Buyer will be only the second family to ever hold title on this property! When the land was settled, the only road was a stagecoach trail from Pidcoke to nearby King, TX and passed along a limestone ledge on this property! There still remains a drystack rock fence along this historical road that served the trail and also as a livestock deterrent from the creekside crops to harvest during the open range days 150 years ago! The trees are Live Oak, Cedar, Red Oak, Wild Plum, Redbud, Pecan, Black Walnut and many others. The landscape is unique in that there are tons of native wildflowers, forbs, trees, and grasses that remain because of the hand trimming of trees and lack of chemical agents used. An abundance of Milkweed provides the essential host plant for Monarch butterflies which populate the property each year.

The wildlife is plentiful and includes Whitetailed deer, Rio Grande turkeys, Doves, multiple species of songbirds, bobcats, squirrels, rabbits, and a few wild hogs at times. There is a creekside field that can be grazed for livestock or planted in food plots. There is caliche road material on-site for all weather roads to be built from. No need to haul in road material. There is a deep lake site present between a limestone stretch over a deep draw. The access is a well-built wide private road, Russell Road, which leads to two available property entrances here, and dead ends just past the property. This private road is for land owners only excluding public traffic or disturbances adding to the privacy. Dark skies and peace and quiet are what you can expect here.

This is a blank canvas of raw land for the new owner to create their new dream on. No old homes, barns, or other structures are present. No utilities present as a result, but are available.

The location of this ranch in particular is as central as it gets for Central Texas. It's like a hub on a wheel with Waco and Temple both only 50 miles or about an hour nearby. Austin only an hour and a half, Ft. Worth 2 hours, San Antonio at 3 hours. Great location for commuting to different cities for work, or welcoming family from all over the state. All while being remote enough for seclusion in the heart of Texas.

This is a precious and very short supply type property that satisfies just about every desire that land can provide, and cannot be replicated. If you are looking for the best property for you in Central Texas, this could be it!

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

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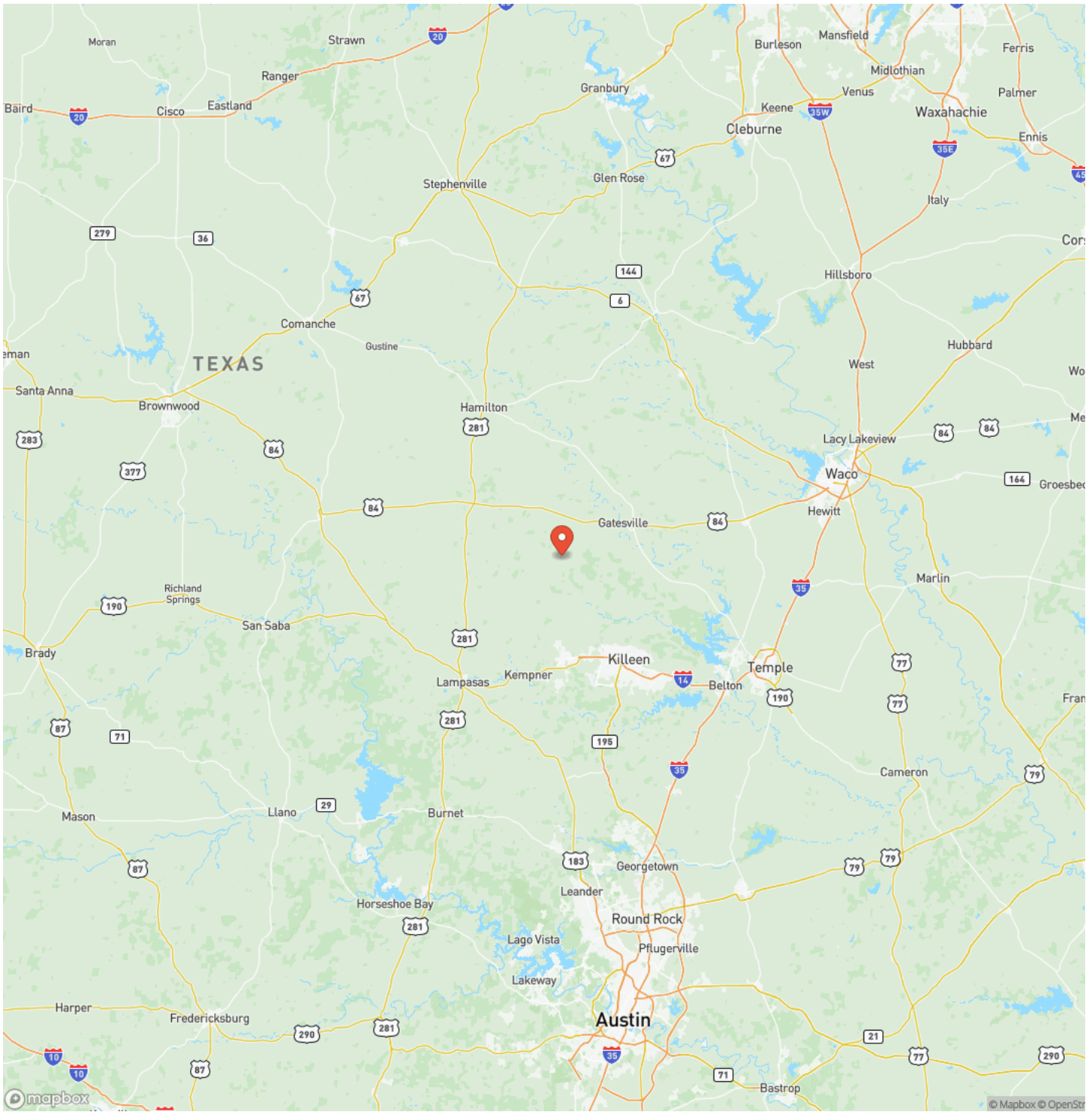
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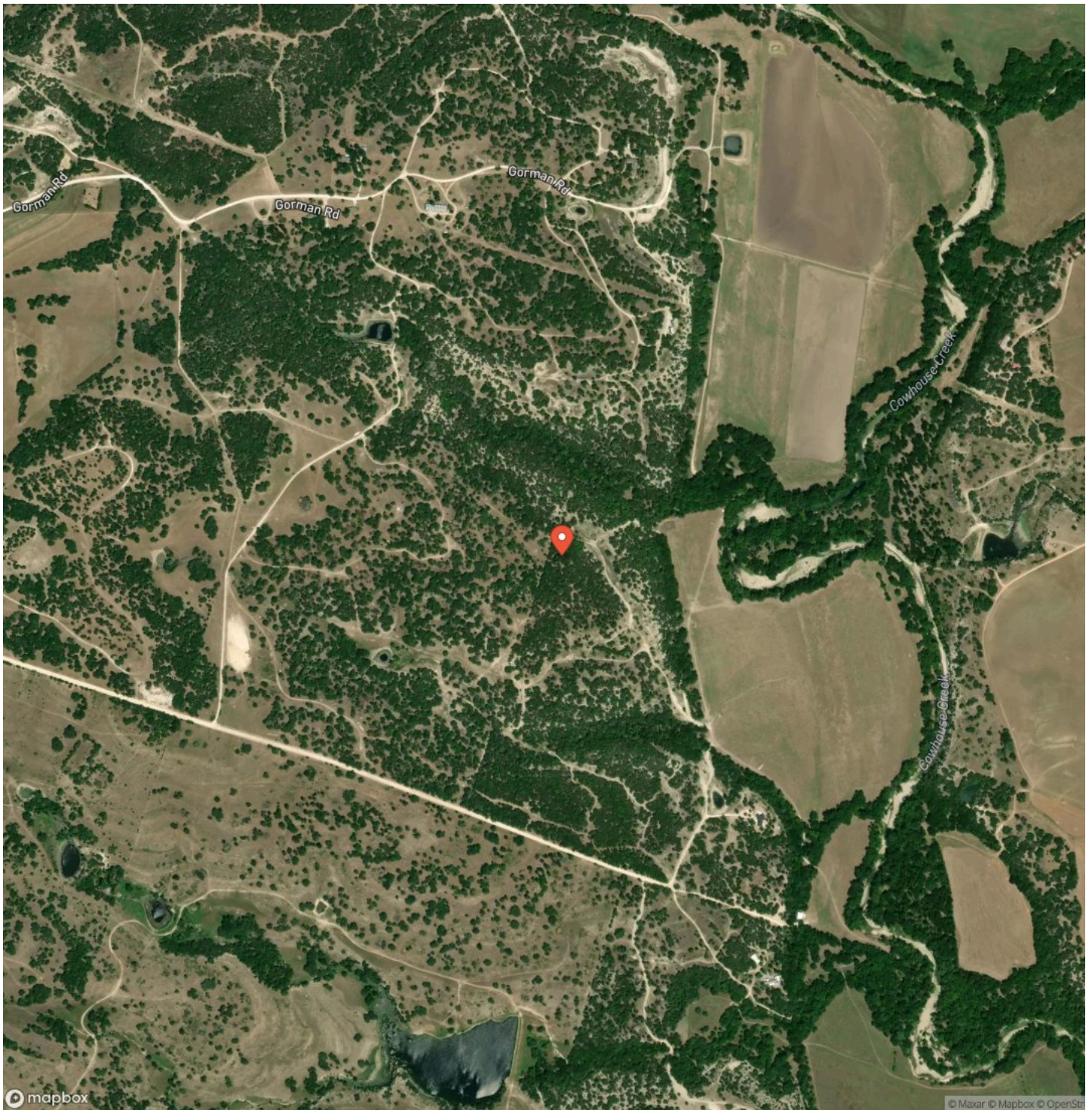
Locator Map



Locator Map



Satellite Map



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