

Maverick Bluff Ranch
000
Bronte, TX 76933

\$1,545,000
309± Acres
Runnels County



Maverick Bluff Ranch
Bronte, TX / Runnels County

SUMMARY

Address

000

City, State Zip

Bronte, TX 76933

County

Runnels County

Type

Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

31.764868 / -100.183192

Acreage

309

Price

\$1,545,000

Property Website

<https://ranchrealestate.com/property/maverick-bluff-ranch-runnels-texas/75291/>



Maverick Bluff Ranch
Bronte, TX / Runnels County

PROPERTY DESCRIPTION

Discover the unprecedented landscape of Maverick Bluff Ranch, beholding 309+/- 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 3200ft or .61 miles. 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. New entrance will be cut from FM 3115.

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. The Maverick Ranch 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.

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.

Minerals: Negotiable.

Location:

13 Minutes....Bronte

19 Minutes...Ballinger

29 Minutes...San Angelo

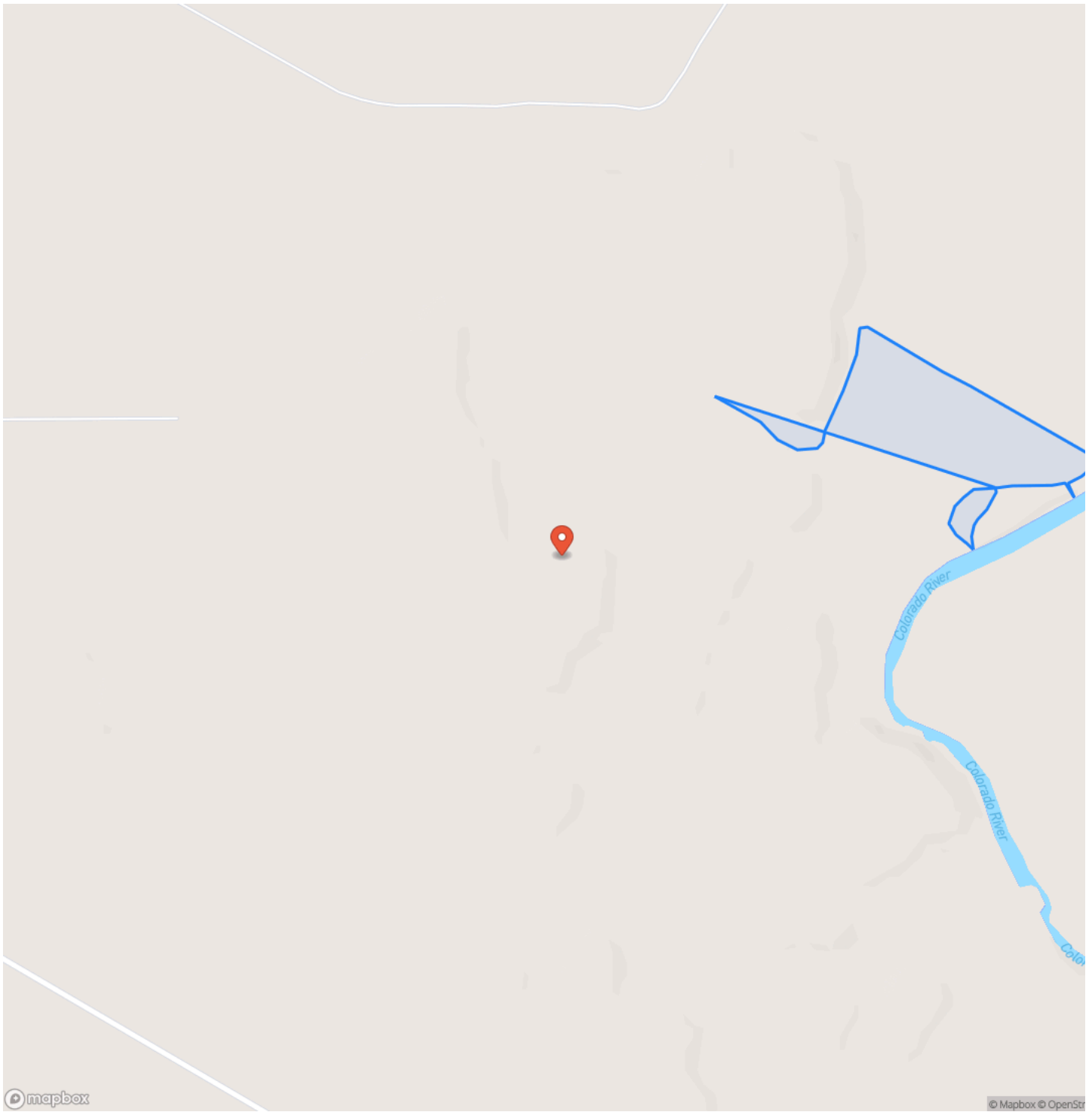
1 Hour..... Abilene

3 Hours.....DFW

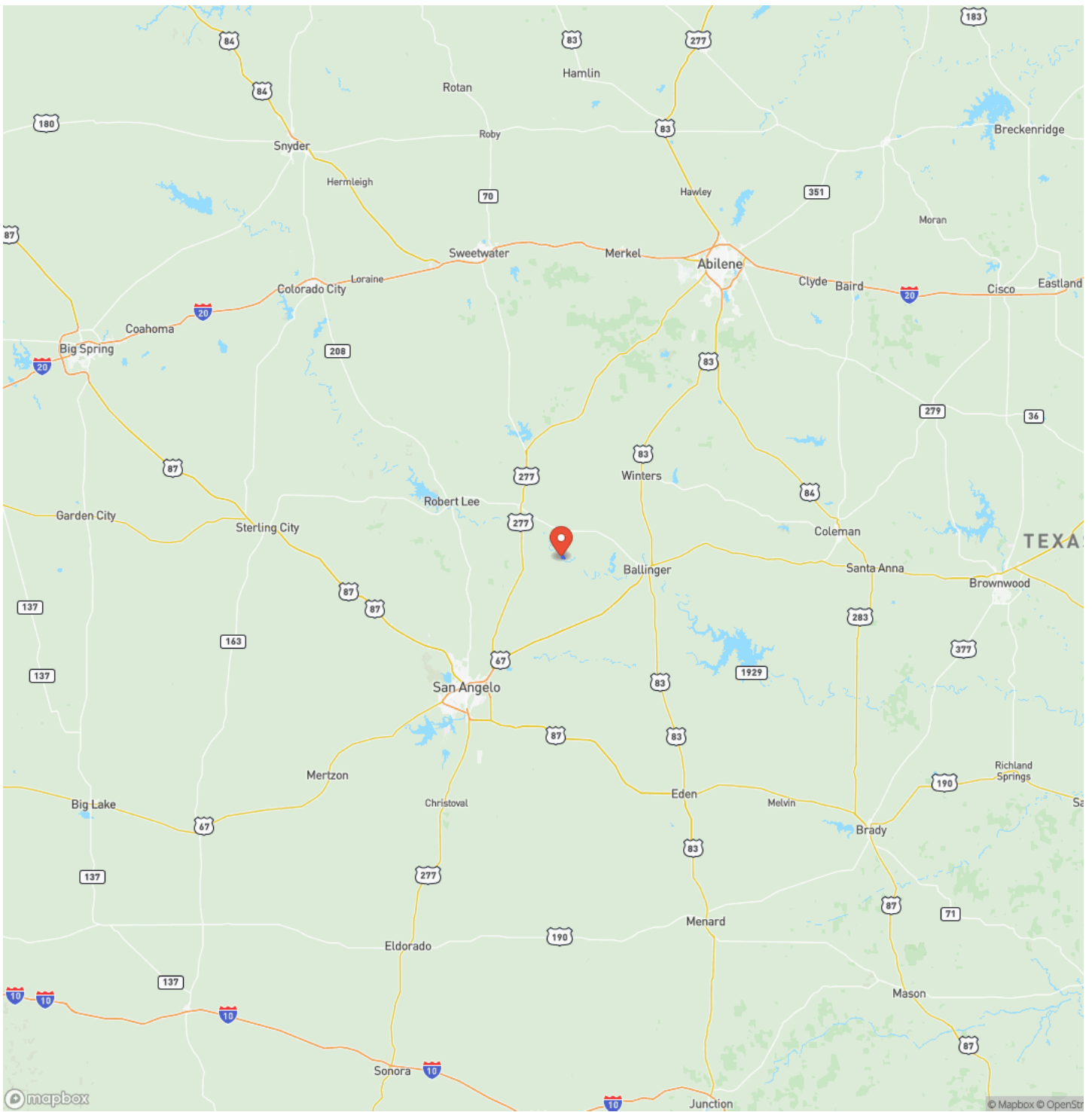
Maverick Bluff Ranch
Bronte, TX / Runnels County



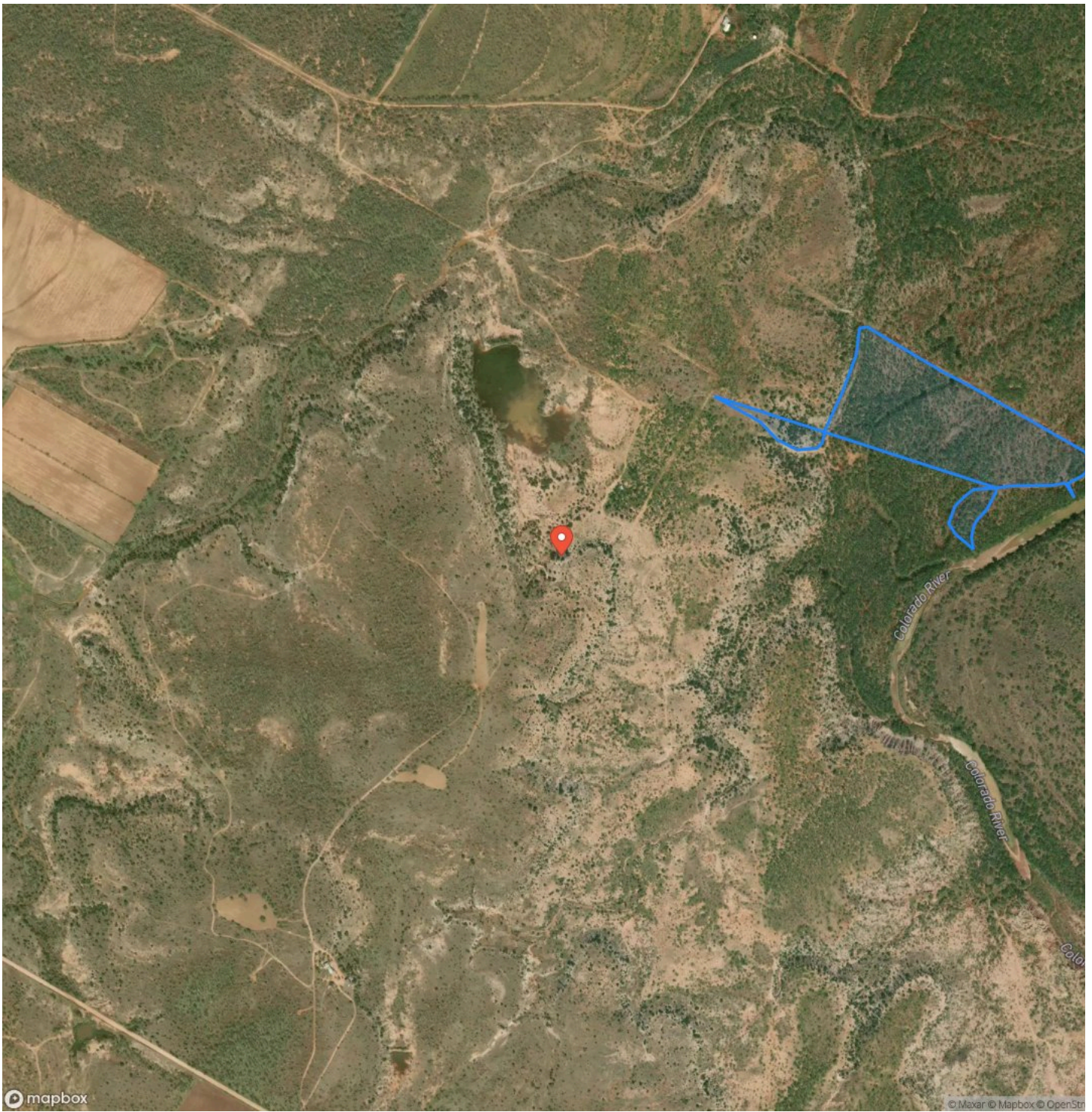
Locator Map



Locator Map



Satellite Map



Maverick Bluff Ranch
Bronte, TX / Runnels County

LISTING REPRESENTATIVE

For more information contact:



Representative

Justin Witt

Mobile

(832) 212-2966

Email

Justin@CapitolRanch.com

Address

City / State / Zip

Austin, TX 78745

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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
