

# 7D Ranch & Cattle Company

2,544 ACRES FOR SALE IN SAN SABA COUNTY

\$10,216,000



MOCK RANCHES  
GLOBAL LAND MARKETING

KELLER WILLIAMS  
FARM & RANCH

Location Map



## 7D Ranch & Cattle Comany

### DESCRIPTION:

7D Ranch and Cattle Company is a premium 2,544 acre turnkey ranching operation located just north of San Saba, TX. The ranch is square in shape, high fenced on three sides and is divided into four equal sections with great road access and new interior cross fencing. The magnificent 5,475 timber framed home sits on one of five plateaus with elevations over 1,450' offering stunning views of the county. Intensive management of the native deer herd has resulted in native whitetail bucks scoring in the 160's B&C. Large ranches with comparable features are difficult to find, making 7D an attractive offering. The sellers will convey all owned mineral rights.

### LAND OVERVIEW:

Towering plateaus, productive hardwood bottoms and diverse brush species define the 7D Ranch. Habitat types across the ranch vary from productive mesquite flats on the southwest section, rolling post oak savanna in the southeast section, and hills covered with juniper and mixed hardwoods on the northern half of the ranch. Elevations range from 1330 1484 feet above sea level. Predominate hardwoods are Live oak, Post oak and elm. Brush species include Ashe juniper, Mesquite, white brush, Texas persimmon, and greenbrier. Native grasses are typical for the area with Texas little bluestem and KR bluestem being the dominate grass species. Windmill grass, Side Oats gramma, switchgrass and other native species are found in locations throughout the ranch. The 20 acre field near headquarters has been cleared and prepped for improved grasses or winter forage.

Kasey Mock

[www.mockranches.com](http://www.mockranches.com) | (512) 787-1849

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal

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### WATER:

Rock Creek flows north to south through the East Division of the ranch. It is mostly a wet weather creek with large rock slabs and a few ponds which hold water year round. A total of 18 ponds across the ranch provide water to cattle and wildlife. The largest are approximately 1.5 and 2.5 acres. Groundwater in this area is limited.

### Utilities:

- San Saba Water Coop.
- Central Texas Electric Coop

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## MINERAL RIGHTS:

All owned mineral rights will convey with the sell. The ranch has been leased in the past but there is no active production. San Saba is famous for its unique stone which is popular in modern architecture. Some surface rock has been harvested on the East side of the ranch, but big quantities of stone exist and is in high demand.

## BARNS & IMPROVEMENTS:

The grand entrance features native stones which were harvested on the ranch. Three sides of the ranch are high-fenced for added control of game populations while still being classified as free range. New interior cross fences divide the ranch evenly into four sections with a new set of catch pens in the center of the ranch with a lane running 6/10 mile to the main working pens. An impressive set of working pens was built in 2016 and allows for easy movement and handling of cattle. Barns include a new 40X75 insulated shop with a slab, electricity, double rollup doors and 20 shed roofs on either side. Large ranch equipment and trailers are protected by a 40X100 pole barn. A walk-in cooler and deer cleaning area are located under the pole barn for convenient game processing and storage. The internal road system is well developed with the primary internal roads being maintained for truck and trailer access to all parts of the ranch. An intricate trail system connects hunting locations, helps with locating and feeding livestock and exploring the more remote parts of the ranch.

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## Livestock:

7D Cattle Company runs a quality Black Angus cattle herd. The ranch sustains 135 animal units annually under normal rainfall conditions with limited supplemental feed or hay.

## Hunting & Wildlife Management:

The native whitetail deer herd at 7D has been professionally managed for years under the TPWD Level III MLD program. No outside genetics have been introduced on the ranch, allowing the owners to take pride in managing a pure herd of Texas deer which are eligible for the Boone and Crockett and Texas Big Game Awards record books. 2016 survey results showed a coveted 1:1 ratio of does per buck, making for exciting hunts and a healthy balanced population. Typical mature whitetail bucks will score in the 130-140 range, and the ranch has produced multiple bucks scoring in the 150s and high 160s B&C. A diet of abundant native browse is supplemented by 14 feeders which are maintained year-round. 11 hunting blind locations are strategically placed around the ranch, each having one or two corn feeders. All hunting equipment will convey with the sell. Hunting rights have been reserved for friends and family only. The ranch has not been outfitted or leased under current ownership.

## PRICE:

7D Ranch is being offered in two configurations to fit a buyers goals; Buyers may choose to purchase the entire ranch spanning 2,554 acres with incredible improvements, or elect to purchase the 1,277 East Division as a standalone ranch.

2,554 acre 7D Ranch | \$4,000 per acre | \$10,216,000

1,277 acres 7D East Division | \$3,000 per acre | \$3,831,000

Kasey Mock

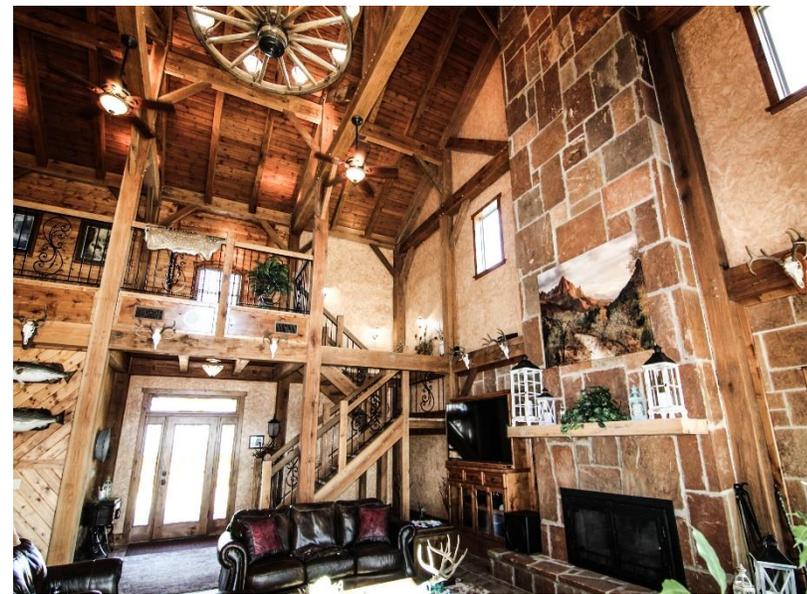
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**GLOBAL MARKETING LEADERS**

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