

# Property Features



- ✓ Prime Central Texas Location
- ✓ 230 Acre/Ft Annual Irrigation Water Permit
- ✓ Multiple Structures (Home, Barn, Office, Cabin)
- ✓ Float the River, Fish the Pond, Camp, Hike, Hunt, Ride, Relax
- ✓ Pick Your Homesites from Multiple Lifestyles: Panoramic Views, Pastures, Woods, Riverfront, Cliffside

## 525 +/- ACRE LIVE WATER RANCH FOR SALE



## 2.4 MILES OF SAN MARCOS RIVER ON PROPERTY



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## — A PERFECT RECREATIONAL RETREAT IN THE HEART OF CENTRAL TEXAS

The Rocking B Ranch is a 525 +/- acre ranch with 2.40 +/- miles of live riverfront on the beautiful spring fed San Marcos River that creates a year round retreat on this one of a kind incredible and diverse Ranch.

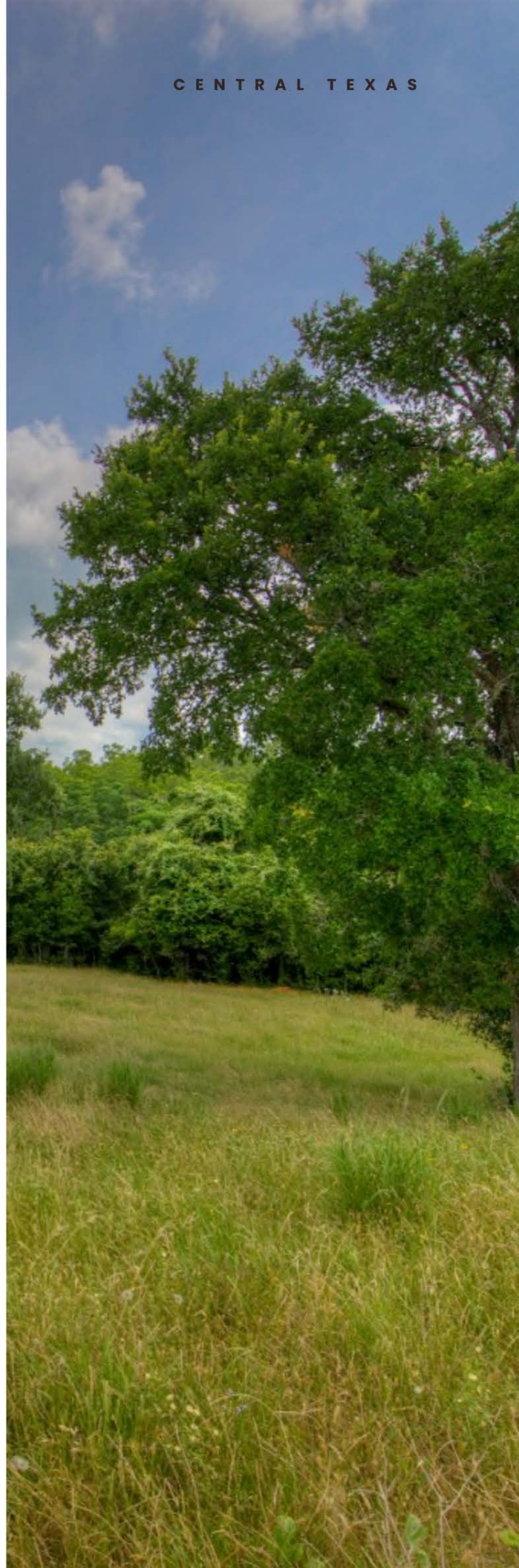
Only 38 minutes to Austin, 40 minutes from the new Tesla Gigafactory, 45 minutes to San Antonio and 1 hour 45 minutes from Houston, with paved roads leading right to the entrance of the ranch, this site is prime for an Ultimate Luxury recreational ranch, a working ranch, or a fantastic Corporate or Wellness Center resort.





# MORE THAN A SETTING - IT'S A LIFESTYLE

The 2.40 miles of live water San Marcos River with its large outcroppings of rock formations in and around the river create a tranquil setting that is almost unbelievable until experienced. Whether running cattle, fishing, hunting, kayaking, swimming, canoeing, rock hunting, horse back riding, or taking a quiet hike through the many trails, the possibilities for private enjoyment or the realization of your development dreams are endless.







## A THRIVING EXPANSION IN THE CONVERGENCE OF THREE MAJOR METROPOLITAN AREAS

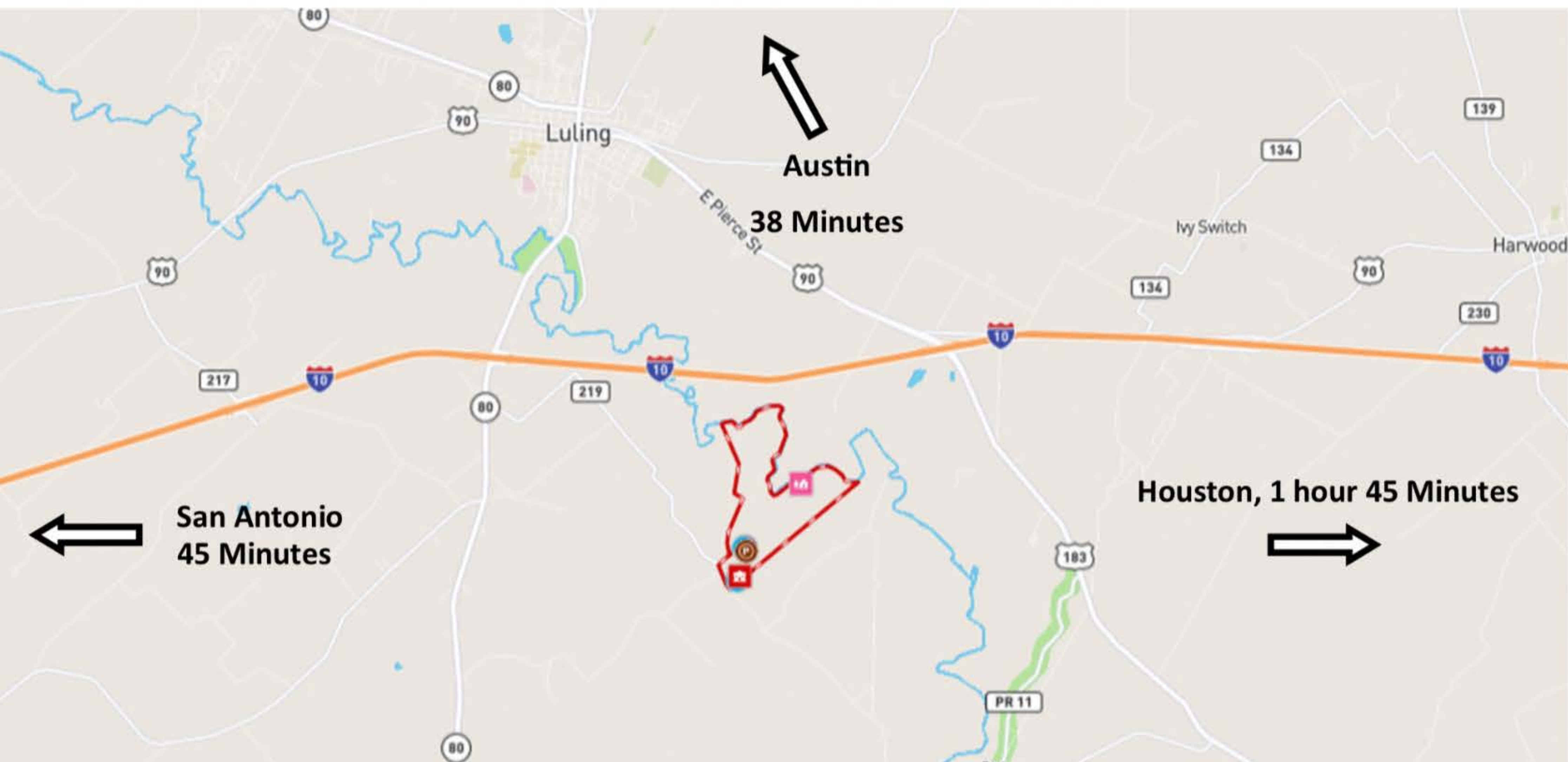
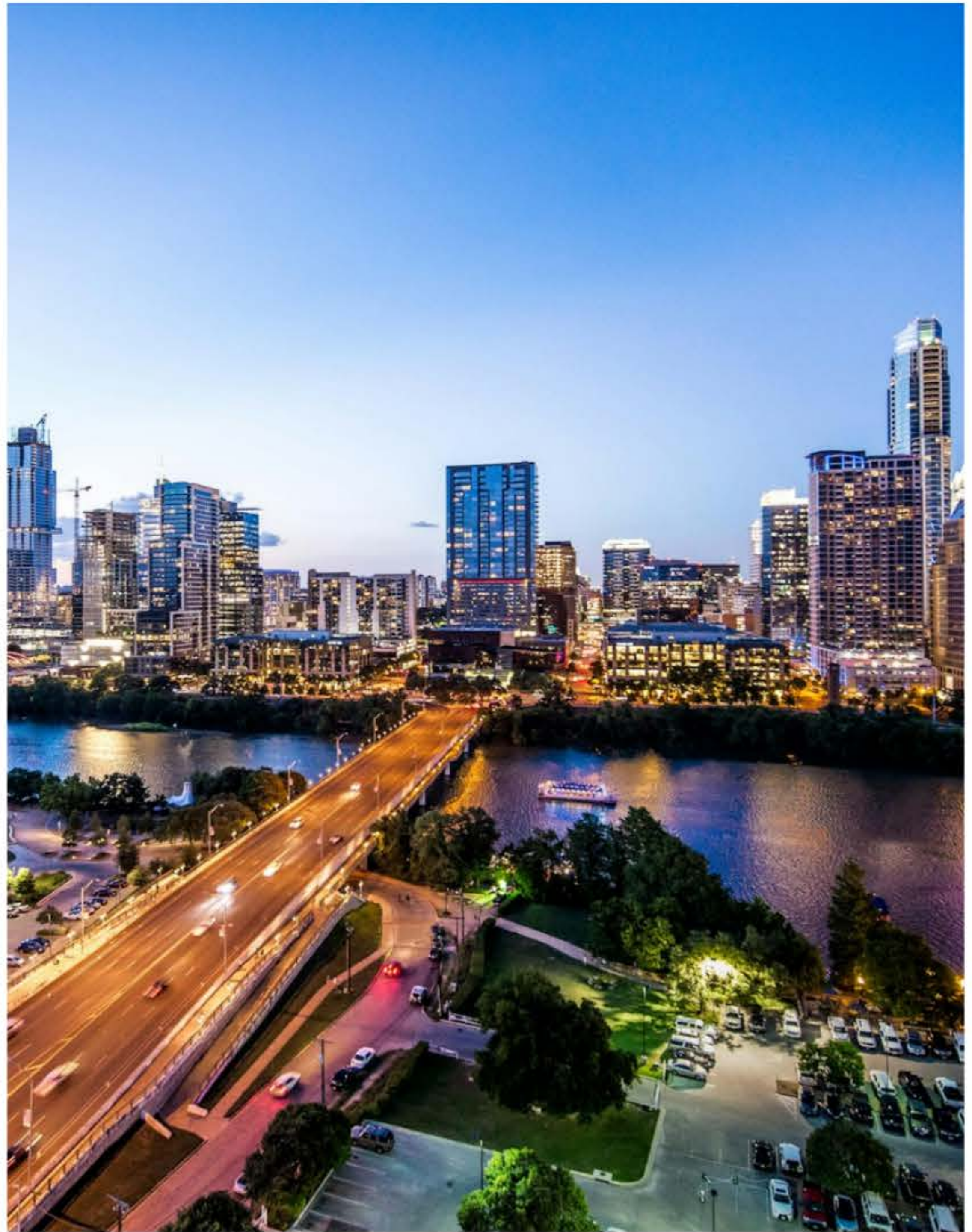
Austin has become one of premier destination cities for all things technology. Facebook, Apple, google, Amazon and many more large tech companies are expanding their companies to Central Texas at such a rate that it has become known as "Silicon Hills" With that expansion has come a housing boom. Houston continues to expand, is the 6th largest city in the United States and a hub of the Oil and Gas industry

San Antonio boasts deep cultural Texas roots and is one of the last bastions of affordability in Central Texas. Because of all of these factors and environmental constraints, Central Texas is expanding SouthEast of Austin, NorthEast of San Antonio and West of Houston along the I-10 corridor. Sitting in the heart of where these expansion paths collide is the Rocking B Ranch...the closest far away spot in Texas.





*Featuring one of the most preeminent locations in Texas, not only for the environmental features and natural resources, but for the proximity to the countless live music venues to take in the likes of country, jazz, blues, and indie rock, along with world renowned restaurants and shopping, and vibrant international culture all less than 35 minutes away.*



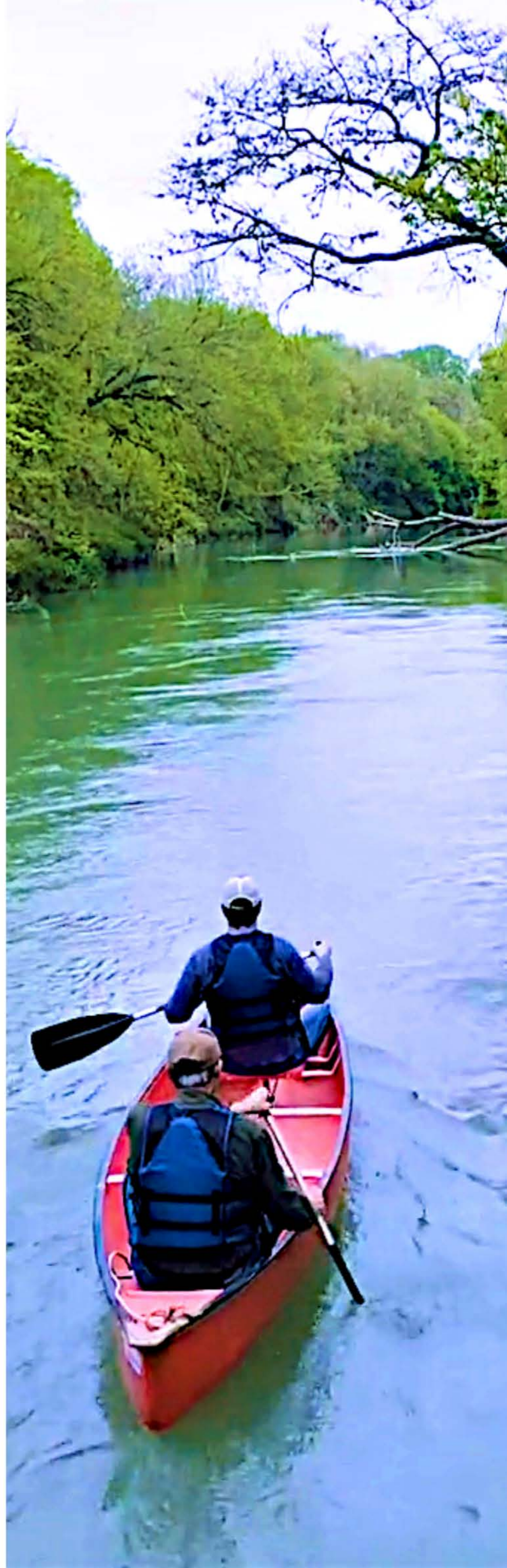


T E X A S



## PASTURES AND WATER

Featuring approximately 75 acres of pristine pasture planted in Tifton 85. Other grasses in additional pastures are Bermuda hay, Bahia, Native Bermuda, Coastal Bermuda, Bluestem, Wild Rye, Kleingrass, Winter Grass, and Mesquite grass. The pastures are surrounded by native trees to provide a respite for livestock during the hot summer months. A 230 acre feet annual irrigation water permit is enough to keep the pastures green even in the driest of droughts.









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# AN ABUNDANCE OF WILDLIFE

## **Wildlife:**

In an environment as rich and diverse as the Rocking B Ranch, one would expect an abundance of wildlife as diverse as its surroundings, and this property does not disappoint. Whether hunting with a rifle or a camera, you can see almost every type of native wildlife imaginable including Deer, Wild Turkey, Hogs, Bobcats, racoons and other wild animals along with native and migratory birds year round.

## **Fishing:**

The holding tanks are stocked with Bass, Perch and Catfish while the San Marcos River and Smith Creek are home to many different types of fresh water River fish.







**Number of Acres : 525+/- Acres**  
**River Front : 2.4 +/- Miles**  
**Ponds : 4**  
**Water Permit : 230 acre feet Annually**  
**Structures : 2900 sqft main house**  
**40'x120' Hay & Equip Shed**  
**30'x55' two bay shop with Office & Storage**  
**1 cabin overlooking the River**

**To Austin: 38 minutes**  
**To San Antonio : 45 minutes**  
**To Houston : 1 hour 45 minutes**





## Water Features

### River:

San Marcos River – Approximately 2.4 miles river front., ranging from 20 to 60 feet wide and up to 10 feet deep. The Property is deeded to middle of the river.

Approximately 90% of the time, the San Marcos is clear. **In recorded history the San Marcos River has never gone dry.** (As documented by Author of “San Marcos River/A River’s Story by Jim Kimmel”) The San Marcos Springs is the lowest point of elevation in the Edwards aquifer.

**Creek:** Smith Creek runs through the property and there are two major draws which support numerous tropical plants and beautiful fossils

**Recreation:** Canoeing, Fishing, Swimming, Camping, Hunting, Kayaking, Hiking, Horse Back Riding, Rock Hunting, Bird Watching, Etc.

### Tanks/Ponds:

- Tank/Pond near to the house is about 1 acre stocked with Bass, Perch and Catfish
- West side For Cattle and Wildlife
- East Side for Cattle and Wildlife
- Small pond near barn area.

## Structures and Infrastructure

### Out Buildings

- 40’X120’ Hay and Equipment Shed
- 30’X55’ two bay Shop with Office, and Storage
- 1 Cabin above the River

### Main House

Approximately 2,900 sq. ft., 3 Bedroom, 3-1/2 baths, 2 story with Master bedroom, Walk in closet, bath, safe room/storm room, living, kitchen, ½ bath, family room, laundry, on main floor. There are two bedrooms and two bathrooms on second floor. There is a 900 sqft detached 2 car garage and a detached well house as well as a large patio area for relaxing and entertaining.

Gated entrance with approximately 1+ acre fenced around the house, with numerous beautiful post oak and elm trees.

### Pens & Pastures

Cattle pens with extensive galvanized (inside and outside), working pens, a chute, bull panel pipe holding pens.

All pastures have water available (River, troughs and 4 tanks/ponds), good perimeter fencing plus cross fencing.

### Wells

One well at house and one is located at the barn and working pen area. Water is piped to four separate pastures.

## Environmental and Natural Features

### Grasses:

Bahia, Native Bermuda, Coastal Bermuda, Bluestem, Wild Rye, Kleingrass, Winter Grass, Mesquite grass, Bermuda hay field and approximately 75 acres of Tifton 85. Perimeter fenced and cross fenced.

**Trees:** Pecan(extensive), there are over 250 native pecans trees. A recently reclaimed Pecan was over 21ft in circumference and many are 200+ years old. Post Oak, Bur Oak, Live Oak, Blackjack Oak, Mesquite, Hackberry, Willow, Texas Persimmon, Elm, Anacua (Latin for Anaqua), Cypress, Cottonwood, Hickory, Mulberry, Red Buckeye, Wild Plum and Etc. Also producing Chili Pequin bushes and other wild berry bushes.

**Irrigation:** The Ranch has a permit for 230 Acre Feet of Water annually with TCEQ stipulations

**Minerals:** Owner will convey ½ minerals owned with executive rights

**Rocks:** For you rock hounds, this place is rock and fossil hunting heaven.

**Wildlife:** Deer, Turkey, Hogs and many various other wild animals and birds  
**Fishing:** The San Marcos River and Stocked Tank

**Elevation:** 300 feet up to 460 Feet above Sea Level (see topo map)





## STILLEY & STAPP

FOR QUESTIONS OR INQUIRIES  
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With a combined experience of over 60 years in the Austin and Central Texas Area, Jonathan & Clea have supplemented their Real Estate Knowledge by serving as Directors of the Board of Realtors, City Council Members, President of the Chamber of Commerce and countless other Civic positions. They have expertise in Commercial as well as Residential Real Estate and pride themselves in applying their vast knowledge of Urban and Rural property as well as development trends and analysis to bring the best counseling to their clients.