

GOODMAN RANCH

10250 E. FM 501 | SAN SABA, TEXAS | SAN SABA COUNTY | 488± ACRES



FR | **FREDERICKSBURG REALTY**
TEXAS RANCH REALTY

GOODMAN RANCH

Historic Live Water Ranch on Cherokee Creek

SAN SABA, TEXAS





WELCOME HOME







GOODMAN RANCH

10250 E. FM 501 | SAN SABA, TEXAS | SAN SABA COUNTY | 488± ACRES

MAIN HOUSE | BUNKHOUSE | TWO BARNs | ADDITIONAL STORAGE STRUCTURES

PROPERTY DETAILS

488± ACRES in southeastern San Saba County

3,775± FEET OF SPRING-FED CHEROKEE CREEK (both sides owned)

1.18± MILES OF FRONTAGE ALONG FM 501

Located near the historic community of **CHAPPEL**, one of the earliest settled areas in the county

Elevation ranges from **1,251' TO 1,455'** with rolling terrain and scenic views

Ideal for **TRAIL RIDING, WEEKEND RETREATS, OR HUNTING OPERATION**

MAIN RESIDENCE (APPROX. 1,766 SF) offering 4-bed/3-bath

BUNKHOUSE/GUEST QUARTERS (APPROX. 625 SF) — ideal for guests or ranch use

TWO BARNs (APPROXIMATELY 1,500 & 2,500 SF EACH)

Additional sheds and **COVERED EQUIPMENT/STORAGE STRUCTURES**

Outdoor sitting area with **NATIVE ROCK FIREPLACE**

Reliable **LIVE WATER** with year-round creek flow

INTERMITTENT SPRING found on the Ranch

TWO WATER WELLS, one servicing home, bunkhouse, and barn

SECOND WELL (needing service), previously used for irrigation

Mature hardwoods, including **LARGE PECAN TREES ALONG THE CREEK**

Notable **CENTURY-OLD OAK TREE** at headquarters

DIVERSE NATIVE HABITAT with oak, mesquite, cedar elm, and juniper

Excellent setup for **HUNTING, RECREATION, AND LIVESTOCK**

Wildlife presence, including **DEER AND TURKEY**

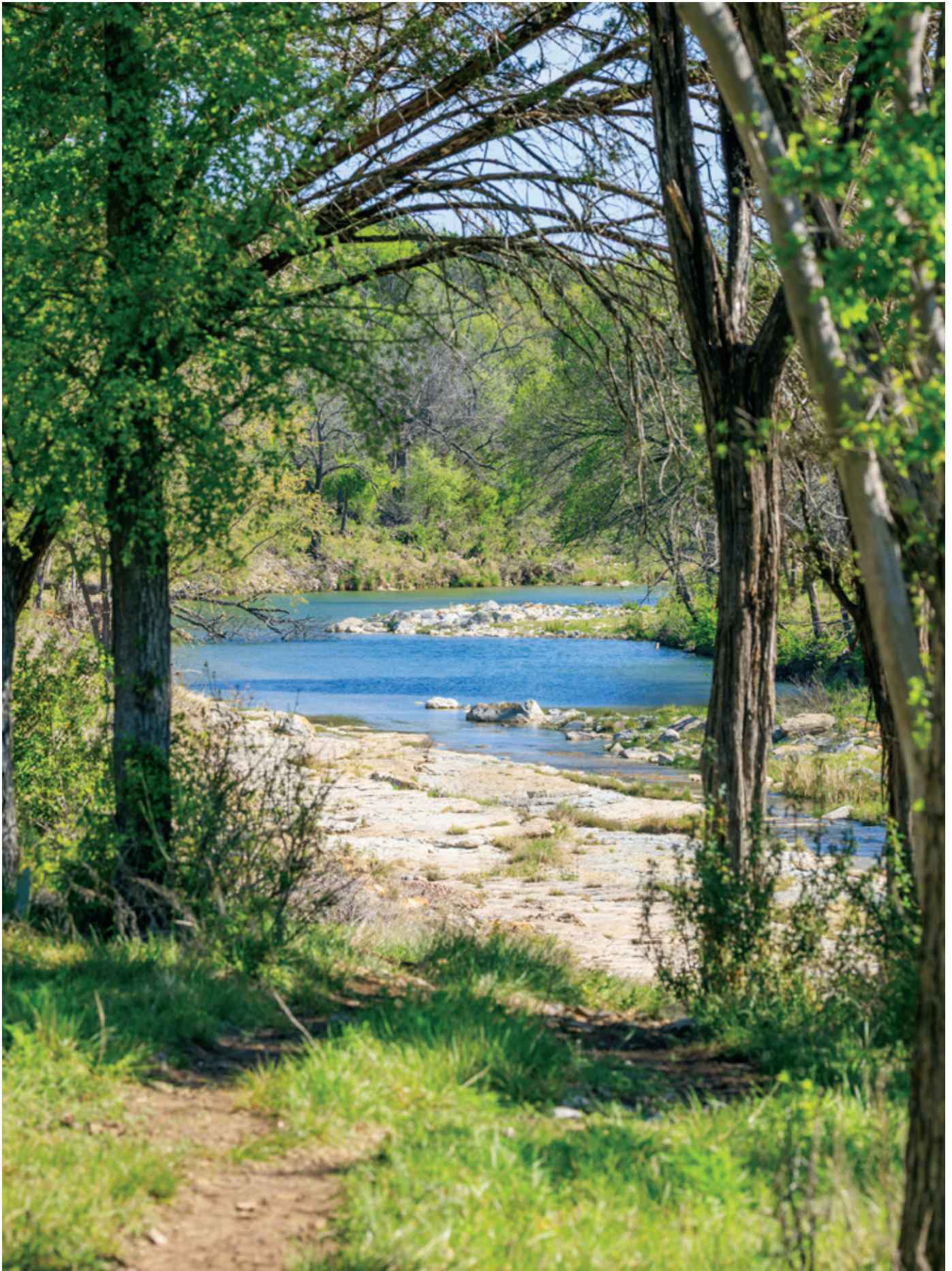
Equipped with **8 BOX STANDS AND PROTEIN FEEDERS**

Strong appeal for **PRIVATE OWNERSHIP OR INCOME-PRODUCING OPPORTUNITIES**

Set of **WORKING PENS** by the headquarters

LOCATION:

- 10 minutes to Hwy 16
- 10 minutes to Cherokee
- 25 minutes to San Saba
- 15 minutes to Llano
- 1 hour to Fredericksburg
- 1.5 hours to Austin
- 3.10 hours to Fort Worth
- Near Colorado Bend State Park and Lake Buchanan



HISTORIC LIVE WATER RANCH ON CHEROKEE CREEK — 488 ACRES IN SAN SABA COUNTY

Nestled just **3/4 mile** from the historic community of Chappel—the very first settled area in San Saba County—this rare 488-acre ranch offers a legacy of Texas history and abundant natural resources that few properties can match.

This land once belonged to the Comanche and Lipan Apache peoples and was home to the area's earliest pioneer families. David Matsler and his family arrived in 1854, establishing the first permanent settlement along Cherokee Creek. They were followed by the prominent Low, Matsler, and Lively families, whose stories helped shape the Texas Hill Country.

THE LAND

The terrain features a beautiful mix of **stony clays, sandy loam, and Frio soils**, supporting a diverse native landscape of ancient **oaks**, mesquite, cedar elms, and juniper. Towering **century-old pecans** line the creek bottom, delivering reliable yields for family harvesting each fall. At the headquarters stands a magnificent oak tree estimated at **400–500 years old**—a living witness to the land's rich past.

Elevation gently rolls from **1,455 ft** down to **1,251 ft**, creating dramatic, sweeping views overlooking the creek valley below. This topography delivers privacy, breathtaking sunsets, and natural beauty that feels untouched by time.

ABUNDANT LIVE WATER

Water is the crown jewel here. Two water wells serve the property: one provides reliable supply to the home, bunk room, and barn, while the second (needing service) once irrigated the historic fruit trees that supplied a popular roadside fruit stand along FM 501.

Most impressively, **Cherokee Creek** flows gracefully through the ranch for **3,775 feet**, with both sides fully owned by the seller. This is a true **year-round, spring-fed creek**—crystal clear, fed by numerous springs to the west, including the powerful Hext Springs. It offers exceptional fishing, swimming, and a serene, refreshing escape right on your own land.

In an era of increasing water scarcity, this property stands apart as a secure, self-sufficient haven with reliable live water that rivals the best in the Texas Hill Country.

IMPROVEMENTS & RANCH FEATURES

The original **1940 home** has been thoughtfully expanded and updated, now featuring **4 bedrooms and 3 baths**. A comfortable **bunk house** built in 2004 sleeps six, perfect for family, friends, or guests. Additional improvements include a hay barn and a large barn with pens—currently used for storage and entertaining.

Outside, a cozy sitting area with a large native rock fireplace invites you to unwind in the afternoons, listening to the sounds of nature.

For the hunter or wildlife enthusiast, the ranch is thoughtfully managed with **8 strategically placed box stands** and supplemental protein feeders that keep healthy deer populations calling this place home. During a recent visit, the air filled with the sound of turkeys gobbling as they flew down from their roosts to the creek bottom.

LOCATION & ACCESSIBILITY

This ranch combines peaceful rural living with convenient access:

- Just **25 minutes** to San Saba
- **15 minutes** to Cooper BBQ in Llano
- **1 hour** to Fredericksburg
- **1.5 hours** to Austin
- **2 hours 45 minutes** to Fort Worth

Whether you're seeking a **recreational hunting ranch**, a family legacy property, or a sound long-term investment, this is a generational opportunity. The current owners have maintained and improved the land with care and pride.

Properties with this combination of **history, live water, mature timber, wildlife, and views** are exceptionally scarce. Come experience it for yourself—you'll quickly understand why this area was the first to be settled in San Saba County and why it continues to captivate those who value Texas at its very best.

A true Hill Country gem that delivers peace, productivity, recreation, and enduring value. Serious inquiries are encouraged—this is not just a ranch; it's a legacy waiting for its next chapter.







MAIN HOME

1,766 SQ FT

4 BEDROOMS

3 BATHROOMS

ORIGINAL 1940 HOME

THOUGHTFULLY EXPANDED
AND UPDATED





BUNK HOUSE

625 SQ FT

BUILT IN 2004

SLEEPS SIX

IDEAL FOR GUESTS
OR RANCH USE





ADDITIONAL AMENITIES

TWO BARN

ADDITIONAL SHEDS
AND COVERED EQUIPMENT/
STORAGE STRUCTURES

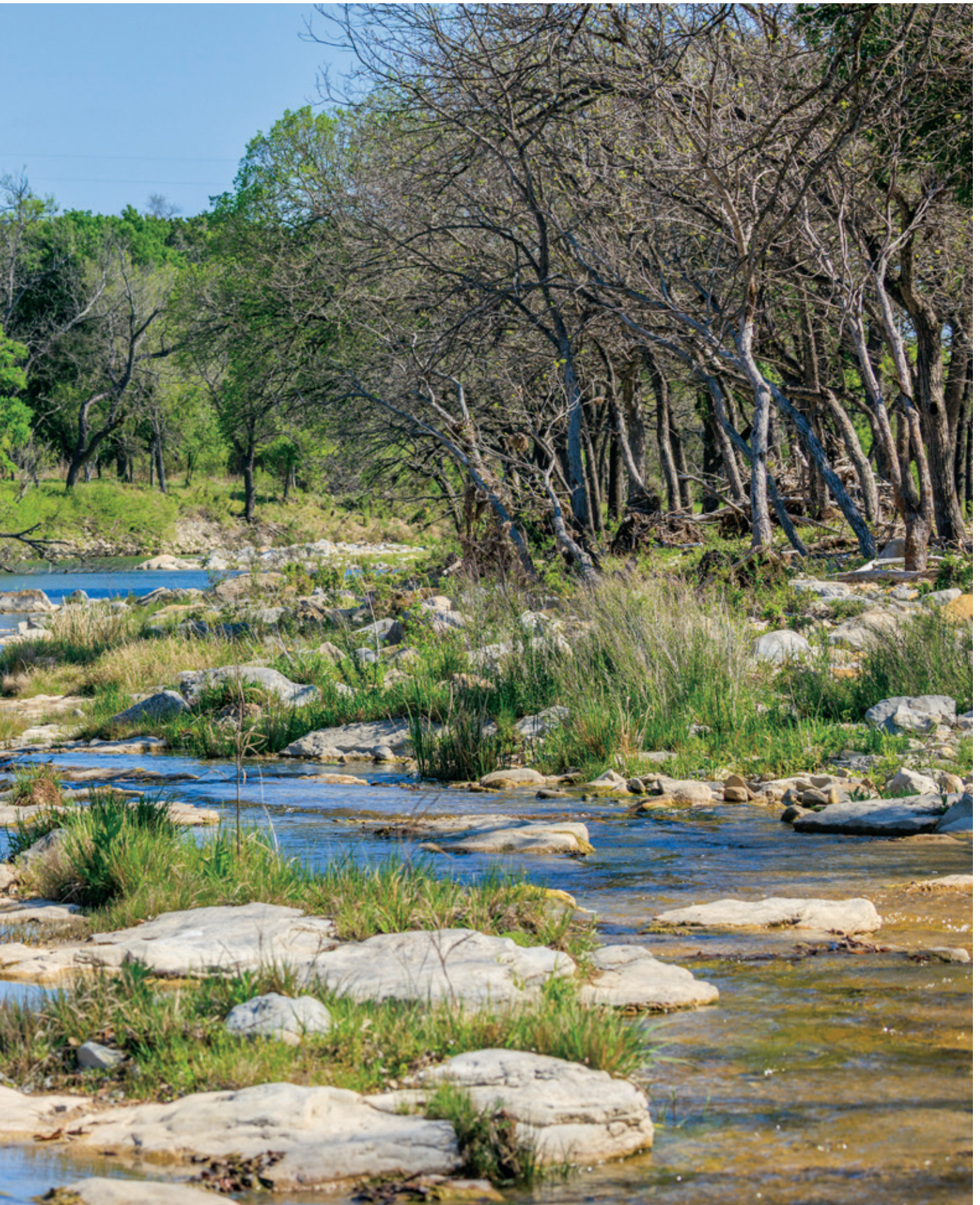
8 BOX STANDS AND
PROTEIN FEEDERS

WORKING PENS

OUTDOOR SITTING AREA
WITH **NATIVE ROCK FIREPLACE**

CENTURY-OLD OAK TREE









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