



16380 Crows Ranch Rd

Salado, Texas 76571

Property Highlights

5,122 feet of Road Frontage on Crows Ranch Road

440 Acres ideal for raising cattle, sheep, goats and horses

2 Wells on the property

Great for Game and Deer hunting, There is a variety of game that includes gemsbock, axis, blackbuck, addax, fallow, oryx and whitetail.

On the edge of the Texas Hill Country, There are not many ranches of this size and potential that is less than one hour from Austin.

There is great tree cover that include live oak, post oak, elm, pecan, sycamore, and cedar.

Offering Summary

Sale Price:

Contact Broker

Lot Size:

440 Acres

For More Information

Lloyd Thomas

O: 254 773 4901

althomas@aldrich-thomas.com

Utilities

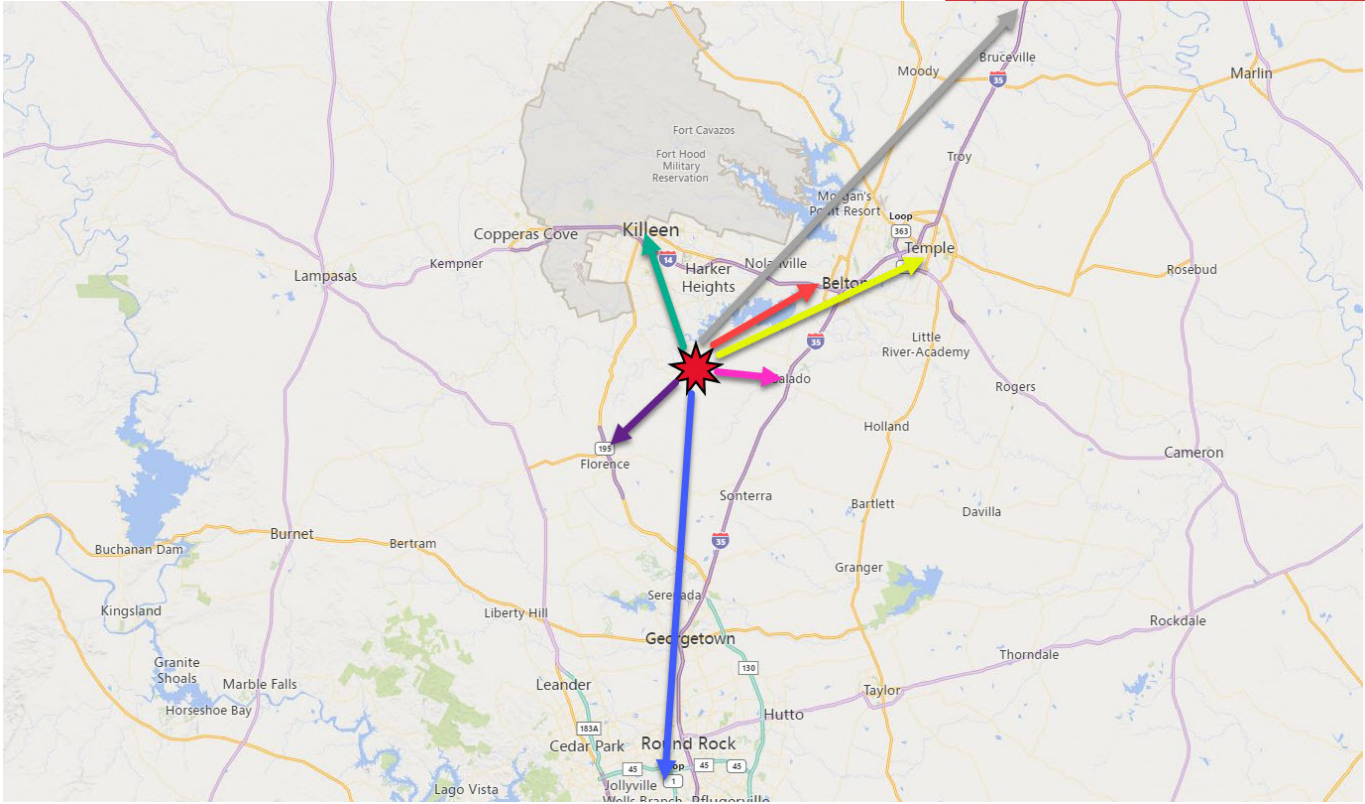
The property is on well water. It is sitting on 2 wells. The property is in the Georgetown CCN and but no water lines in close proximity. This places it under the Clearwater Underground Water Conservation District (CUWCD). The District is governed by Chapter 36 of the Texas Water Code (TWC). This gives the District the authority to issue permits and set regulations for managing the underground water resources.

The Property is served by the Bartlett Electric Cooperative for Electricity.

Property Overview

Salado Tx is a small town located in Bell County, Texas. It is known for its beautiful scenery and peaceful atmosphere. The town is home to many historic sites, including the Salado Creek, which runs through the town. The creek is a popular spot for fishing, swimming, and canoeing. The town also has a variety of shops and restaurants, as well as a few wineries. The area is also home to several parks and trails, making it a great place to explore the outdoors. You can stay at the famous Stagecoach Inn and walk across the street and shop at the Shoppes of Salado.

The climate in Central Texas is ideal for raising cattle, sheep, goats, and horses. The rolling hills and lush grasslands provide plenty of grazing land for the animals. Ranchers also take advantage of the abundant natural resources such as water, minerals, and timber.

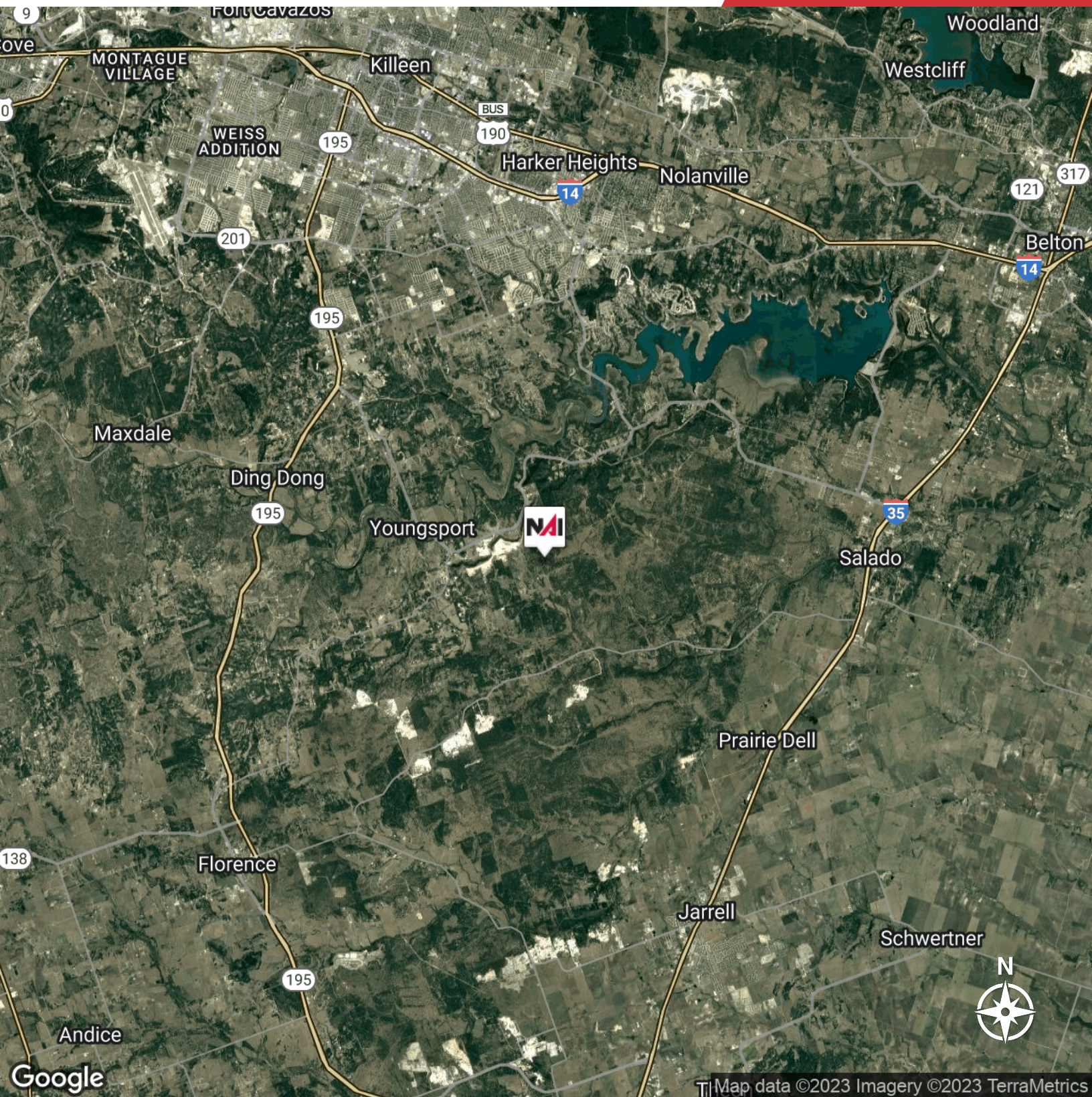


Distance To Cities

Salado	15 minute drive
Florence	17 minute drive
Belton	23 minute drive
Killeen	26 minute drive
Temple	30 minute drive
Waco	60 minute drive
Austin	60 minute drive

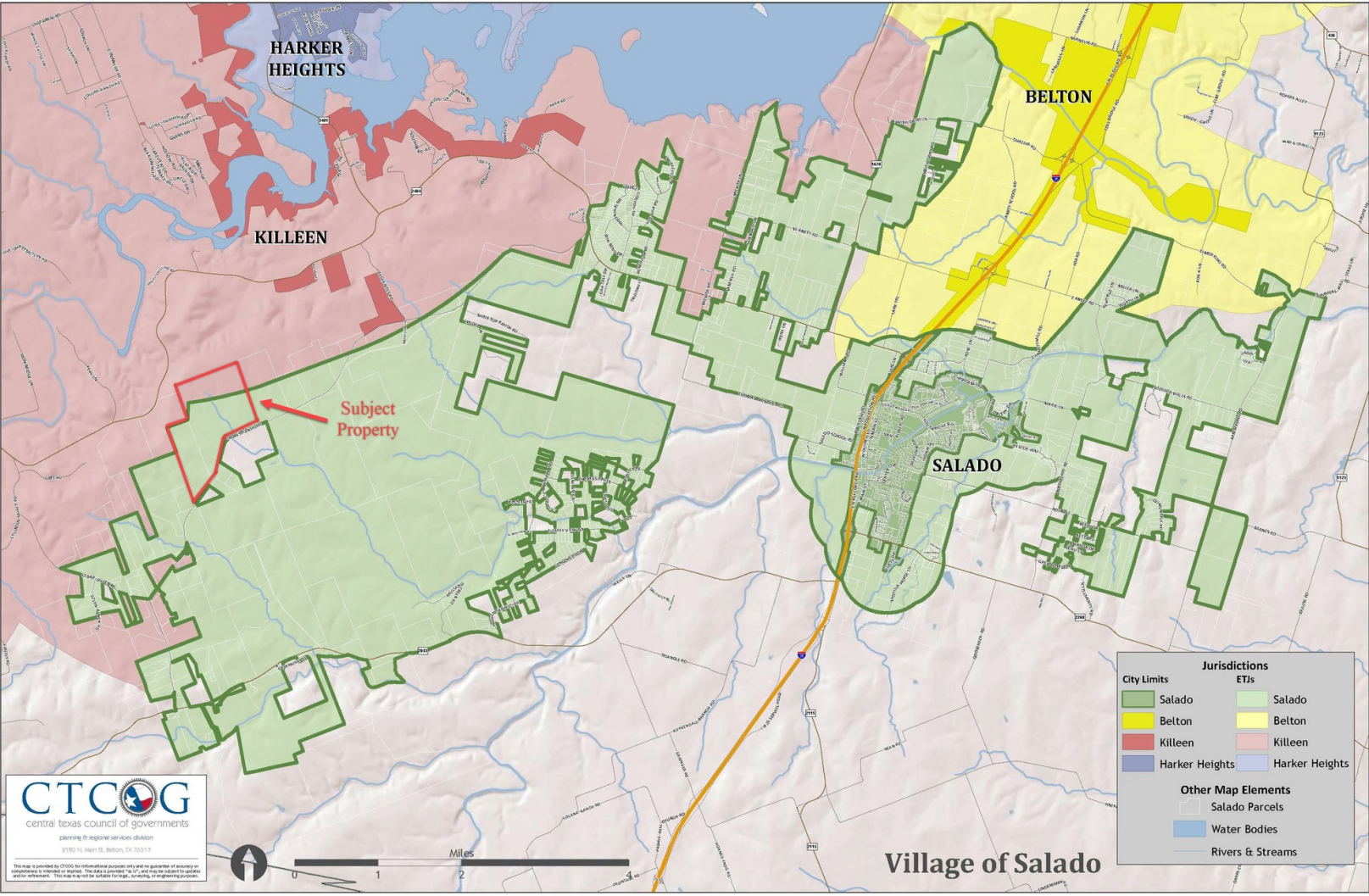
Central Texas

Central Texas is wine country. There are wineries all the way from Salado and Florence to Fredericksburg. Killeen is home to Fort Cavazos (Fort Hood - one of the largest military bases) Waco is home of the Baylor University. Temple has Baylor Scott and White, a large medical network. Belton is home of the University of Mary Hardin Baylor.



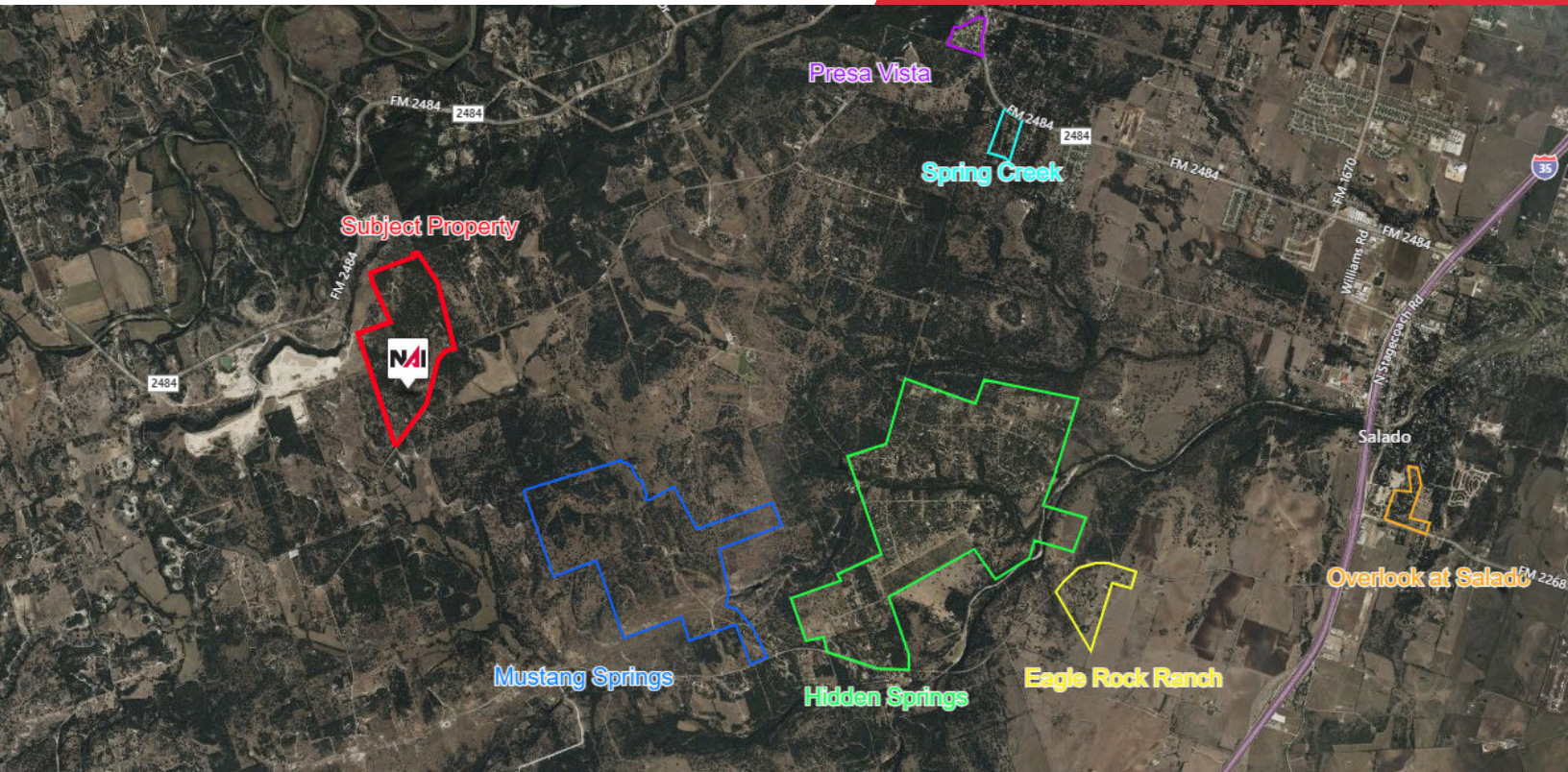
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18 North 3rd Street
Temple, TX 76501
254 773 4901 tel
naiglobal.com



CTCOG
central texas council of governments
planning & regional services division
2100 N. Main St. Belton, TX 76713

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Subdivisions

MUSTANG SPRINGS AT SALADO

is an ideal home base or a thoughtful complement for any Hill Country adventure. The low-density neighborhood is spread over 1,100 acres. Platted subdivisions, Paved roads, with ribbon curbing, and captivating views amount to the most coveted and exclusive real estate opportunity in central Texas.

HIDDEN SPRINGS

Hidden Springs unfolds before you. The development consists of over 1,400 acres with properties ranging from two to twenty acres. The community features a large common greenbelt area with Salado Creek frontage and abundant wildlife.

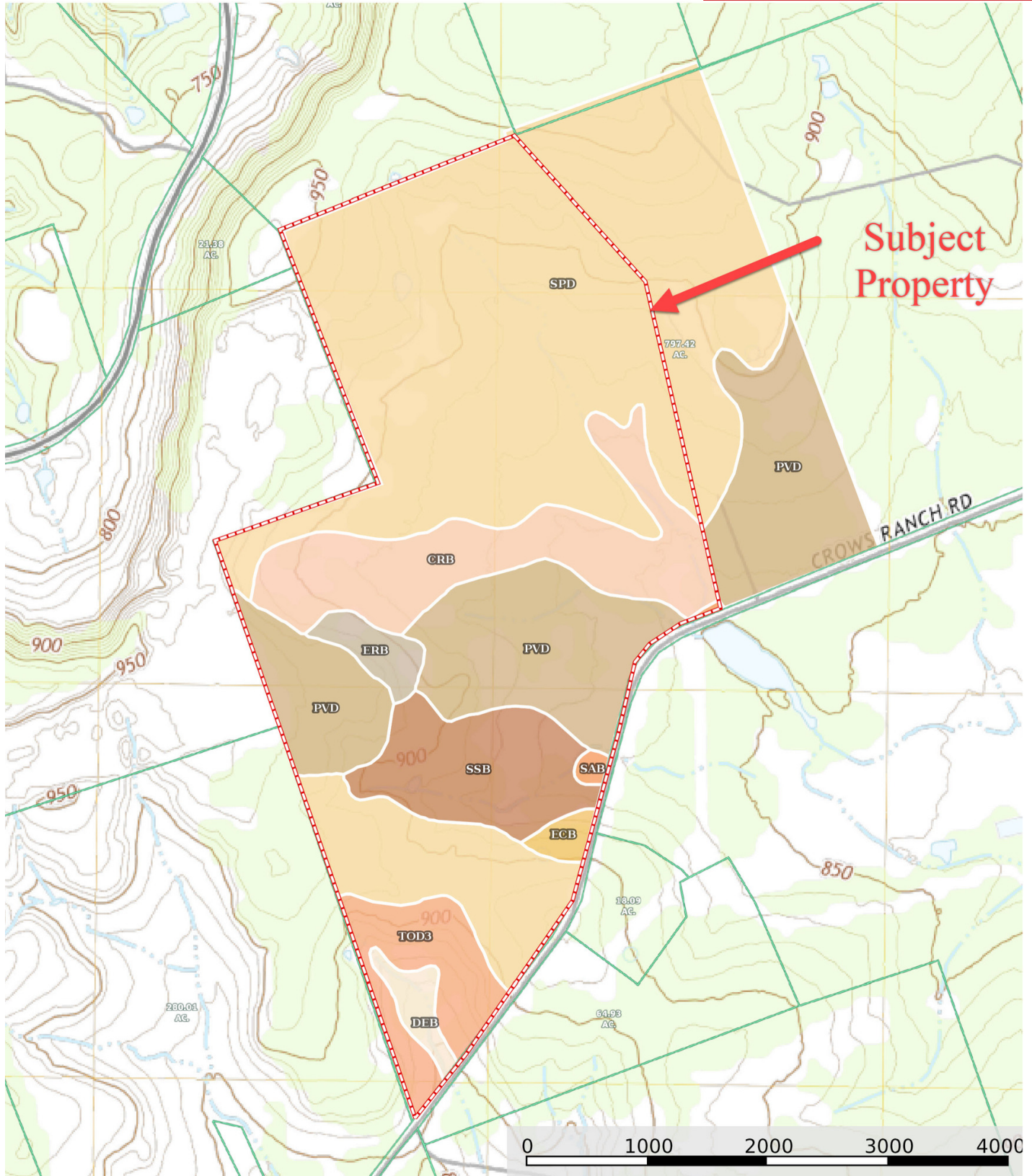
PRESA VISTA and SPRING CREEK are neighborhoods of homes in Salado Texas offering an assortment of beautiful styles, varying sizes and affordable prices to choose from. Presa Vista and Spring Creek homes for sale range in square footage around 2,600 square feet.

WINDY HILL

Discover the world of peaceful living when you move into this spacious homes set high atop a hill on near Stillhouse Hollow Lake.

THE OVERLOOK AT SALADO

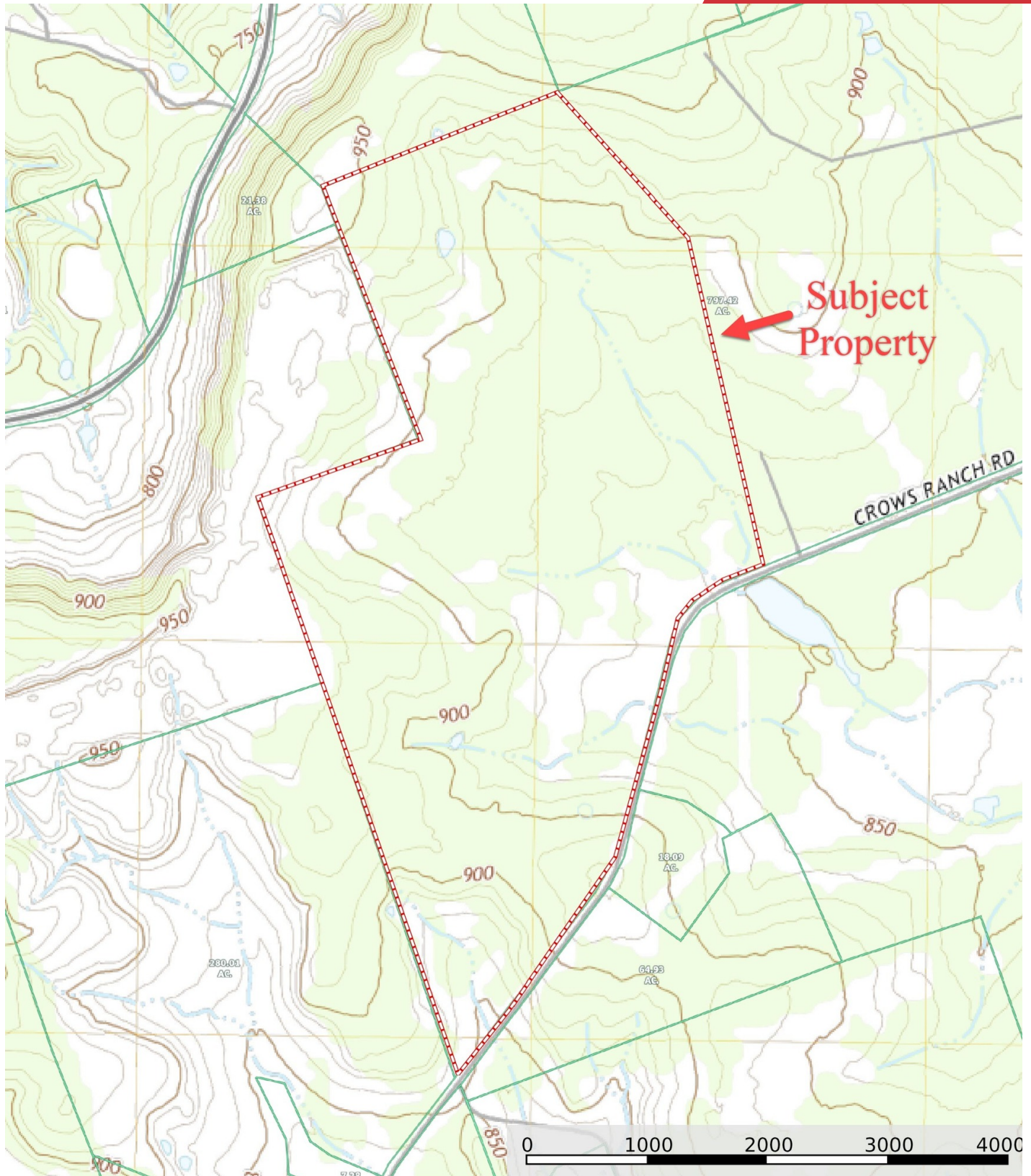
Get ready to jump for joy - lots in The Overlook at Salado is up for grabs! This new neighborhood is highly sought-after, and these lots offers an added level of privacy as it backs up to farmland. You'll have the ability to construct your dream site-built home, along with any secondary dwellings or shops you may desire





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SPD	Speck association, 1 to 8 percent slopes	302.6 6	53.64	0	26	6s
PVD	Purves association, 1 to 8 percent slopes	119.7 4	21.22	0	20	6s
CrB	Crawford silty clay, 1 to 3 percent slopes	58.8	10.42	0	31	3s
SsB	Speck soils, 1 to 3 percent slopes	36.79	6.52	0	29	4s
ToD3	Topsey clay loam, 3 to 8 percent slopes, severely eroded	26.29	4.66	0	25	4e
ErB	Eckrant-Rock outcrop complex, 1 to 8 percent slopes, extremely stony	7.89	1.4	0	4	7s
DeB	Denton silty clay, 1 to 3 percent slopes	6.38	1.13	0	43	3e
EcB	Eckrant very cobbly silty clay, 1 to 5 percent slopes, very stony	3.78	0.67	0	13	4s
SaB	San Saba clay, 1 to 3 percent slopes	1.87	0.33	0	31	3s
TOTALS		564.2(*)	100%	-	25.21	5.42

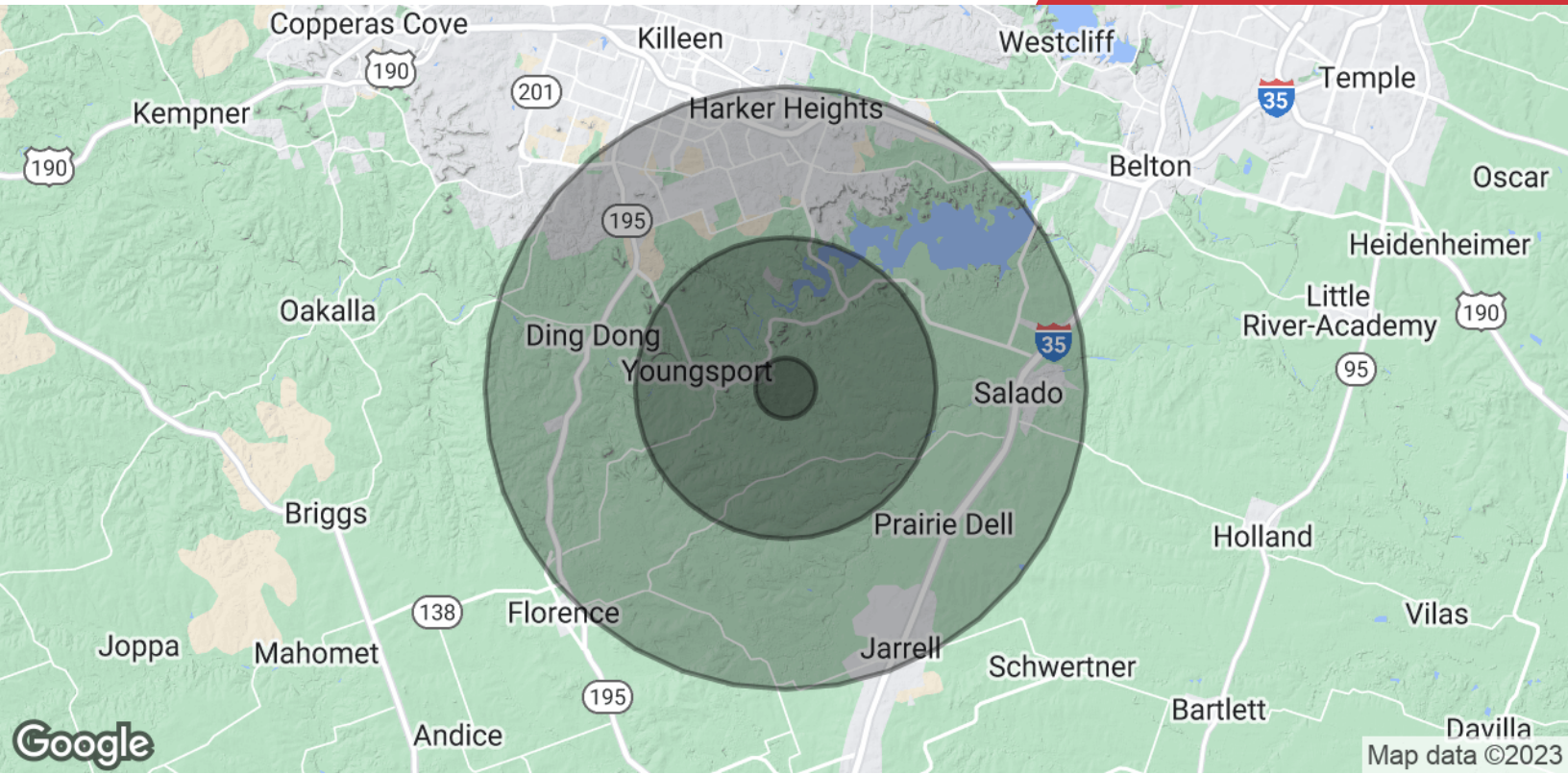
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.











Population	1 Mile	5 Miles	10 Miles
Total Population	135	3,510	90,671
Average Age	43.5	45.8	34.4
Average Age (Male)	42.0	45.8	34.1
Average Age (Female)	48.2	47.0	35.0
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	47	1,373	34,355
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$111,455	\$95,245	\$79,948
Average House Value	\$292,300	\$228,991	\$181,885

* Demographic data derived from 2020 ACS - US Census