

Windmill Oasis Ranch

San Saba, TX | San Saba County



± 1,583 Acres



TexasLandmen.com | 601 Main St., Bandera, TX 78003 | 830-755-5420



HIGHLIGHTS



- Located 4 miles South of San Saba
- High-Fence perimeter
- 6 water wells
- Multiple surface tanks
- Improved South Texas whitetail genetic
- Road System
- Excellent grazing capabilities
- Rolling topography, mile long views
- Located over the highly desirable Ellenburger Aquifer
- Both sides of seasonal Dry Simpson Creek for over 2 miles



TEXAS LANDMEN

- Our extensive and private client list consists of celebrities, CEOs, foreign and domestic investors, and customers who want it done right.
- We have sold countless acres of premier Texas land and ranches across the state
- 40 years of operating experience. Client list consists of influential customers.
- We understand that our clients value their privacy and provide confidential listings.
- Our staff consists of passionate experts in wildlife management, wildlife sustainability, biology, and environmental consultants.

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Back to Back Winner of Top 10 SABJ Awards Farm and Ranch Agent, NAR 30 under 30 recognition



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Top 10 SABJ Awards Farm and Ranch Agent



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• \$ 3 Billion Sold

• 5 of the Top 10 Farm & Ranch Agents

San Antonio Business Journal

We are a group of proven and successful brokers and agents who strive to be the best professionals in the ranch sales business. This passion to be the best has led to many satisfied clients. Our extensive and private client list consists of celebrities, CEOs, foreign and domestic investors, and customers who want it done right.

For over 50 years, we have helped our clients find premier land in the Texas Hill Country.

We believe in quality, confidentiality and sustainability.



DESCRIPTION



When it comes to game ranches, the 1,583± acre Windmill Oasis Ranch is up there with the finest in regard to the overall quality, character, and continued land stewardship that has been consumed by the ranch for the last 30 years! If you're looking for a legacy ranch with uncapped potential, you won't want to miss the Windmill Oasis Ranch located in San Saba, Texas!

The Windmill Oasis Ranch has a strong supply of water with a total of 6 water wells. When it comes to running a large game ranch, water is a very important factor, and the Windmill Oasis Ranch has a healthy supply. The ranch has cisterns strategically placed throughout the property with some overflow of water leading into earthen tanks/ponds that act as natural watering holes for the wildlife along with 4 surface ponds 2 of which have supplemental water. Cutting through the entire Northwestern to Southwestern side of the ranch sits Dry Simpson Creek. This seasonal creek could be explored to hold water and create a live water feature flowing through the entire ranch! As it sits depending on rainfall, Dry Simpson can provide an excellent water feature for the property.

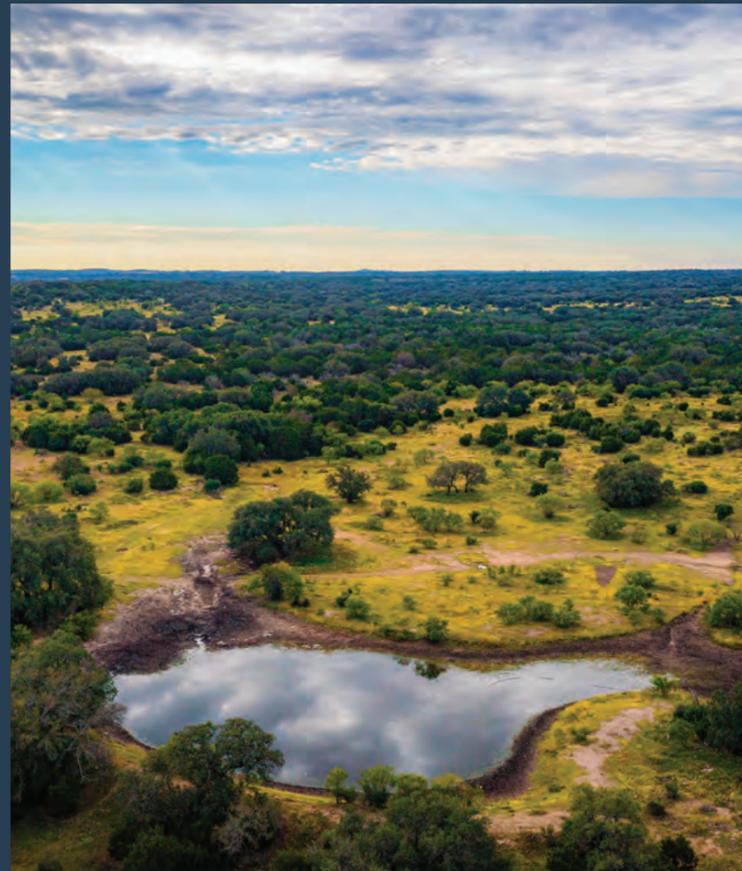
Currently MLD LVL III this game fenced ranch is has an extended hunting season every year. The high-fenced Windmill Oasis Ranch has stocked some South Texas genetics to the herd a few years ago, now being home to a healthy herd of whitetail!

The gene pool on the ranch is consistent with typical bucks that are symmetrical, harvesting 140's to 170's, with the largest buck harvested off of the ranch being around the 185 mark. There are a few Axis roaming the ranch but exact numbers are unknown. The ranch offers excellent recreational possibilities with healthy populations of ducks, dove, turkeys, hogs, whitetail, and axis!

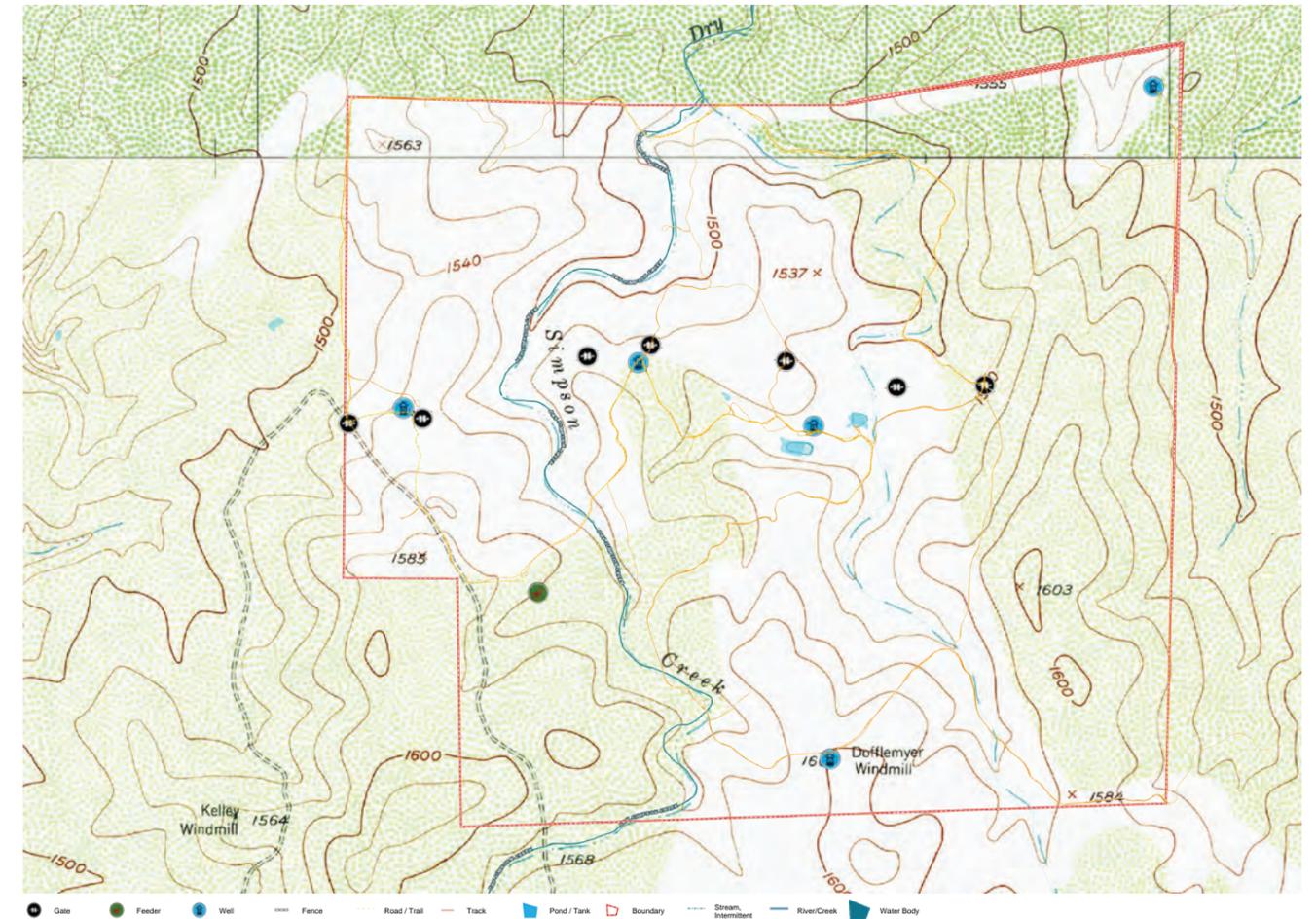
WATER



Water takes center stage at the Windmill Oasis Ranch, showcasing a robust supply from six strategically positioned water wells. This includes two solar wells, two windmills, and two submersible pumps, providing essential resources for a game ranch of this magnitude. The property's thoughtful design extends to cisterns strategically placed with overflow channels leading to earthen tanks and ponds, creating natural watering holes for the diverse wildlife inhabiting the ranch. Wing hunters will find delight in the 3-4 surface ponds, two of which receive supplemental water from established ranch wells. These ponds, with some depths reaching approximately 7-10 feet, contribute a captivating dimension to the property, enhancing both its aesthetic appeal and ecological diversity. Adding to the character, Dry Simpson Creek, a seasonal water feature dissects the ranch. This watercourse meanders from the northern to the southern boundary, accompanied by a tributary that ultimately feeds into the renowned San Saba River. The distinctive rock bottom features of this creek present a unique opportunity for further development, potentially expanding the surface water on the ranch exponentially. Such enhancements could elevate the ranch's natural beauty and richness.



LAND



Relish the gentle undulation of the terrain at Windmill Oasis Ranch, offering extraordinary vistas that create perfect settings for future lodge construction. The landscape is adorned with scattered Oak Trees nestled among Oak Mottes, accompanied by tall native grasses that evoke the expansive beauty of the Great Plains and the Hill Country. This captivating scene is the result of a meticulous cedar/cactus clearing regime, enhancing the natural charm of the ranch and providing an idyllic backdrop for those seeking to build their dream lodge amidst the tranquility and scenic splendor of Texas. The Windmill Oasis Ranch provides a solid foundation for crafting your own legacy ranch, complete with pristine water infrastructure and electricity. This ranch is truly a blank canvas, offering the perfect opportunity to build your dream ranch home. If you are in search of a prestigious Texas Ranch with the potential to create a lasting legacy for generations, explore the remarkable offerings of the Windmill Oasis Ranch. Contact Texas Landmen for additional information and to seize this unique opportunity that awaits you.

WILDLIFE



Managed under MLD LVL III, the Windmill Oasis Ranch upholds a harmonious 1:15 Deer to Acre ratio and is granted 40-45 MLD tags annually for combined bucks and does. Enclosed within high-quality fencing, the ranch is host to an enhanced whitetail herd, showcasing improved genetics rooted in South Texas. The result is a robust population of whitetail deer, consistently yielding impressive bucks ranging from the 140's to 170's during hunting seasons.

Beyond the captivating whitetail population, the ranch provides exceptional recreational possibilities with a diverse array of wildlife. From ducks and doves to turkeys, hogs, and axis, the Windmill Oasis Ranch offers a rich tapestry of species for outdoor enthusiasts. Whether you are a seasoned hunter or someone seeking to immerse themselves in the beauty of nature, this ranch promises a remarkable and varied experience in the heart of Texas.

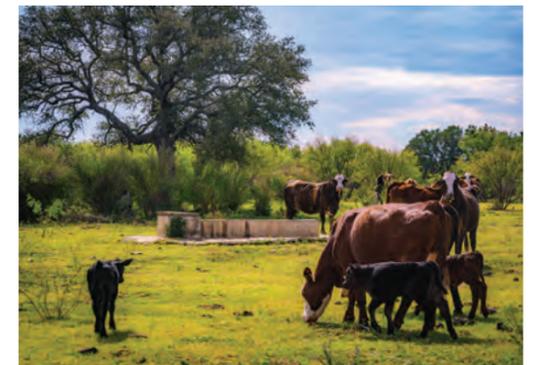
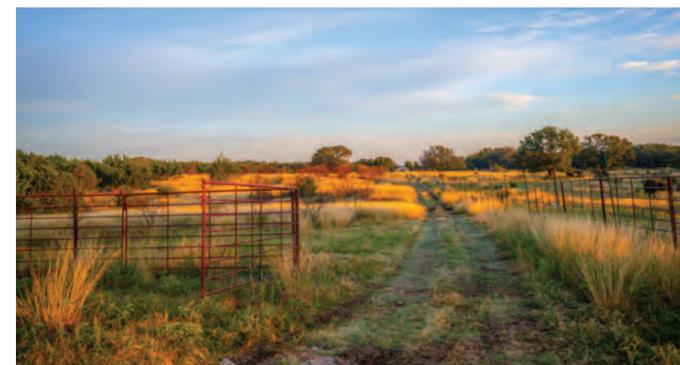
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LOCATION



The property is located 4 miles south of San Saba, off of HWY 19 miles North of Llano, 60 miles northwest of Marble Falls, 65 miles from Fredericksburg, 89 miles from Georgetown, 102 miles from Austin, 104 miles from Boerne, 114 miles from Waco, 135 miles from San Antonio, and 167 miles from Ft. Worth!



San Saba is also known as a major agricultural area producing wool, mohair, cattle, hogs, and poultry. San Saba is a dynamic community with a diverse range of things to see and do.

LIFE ON THE RANCH

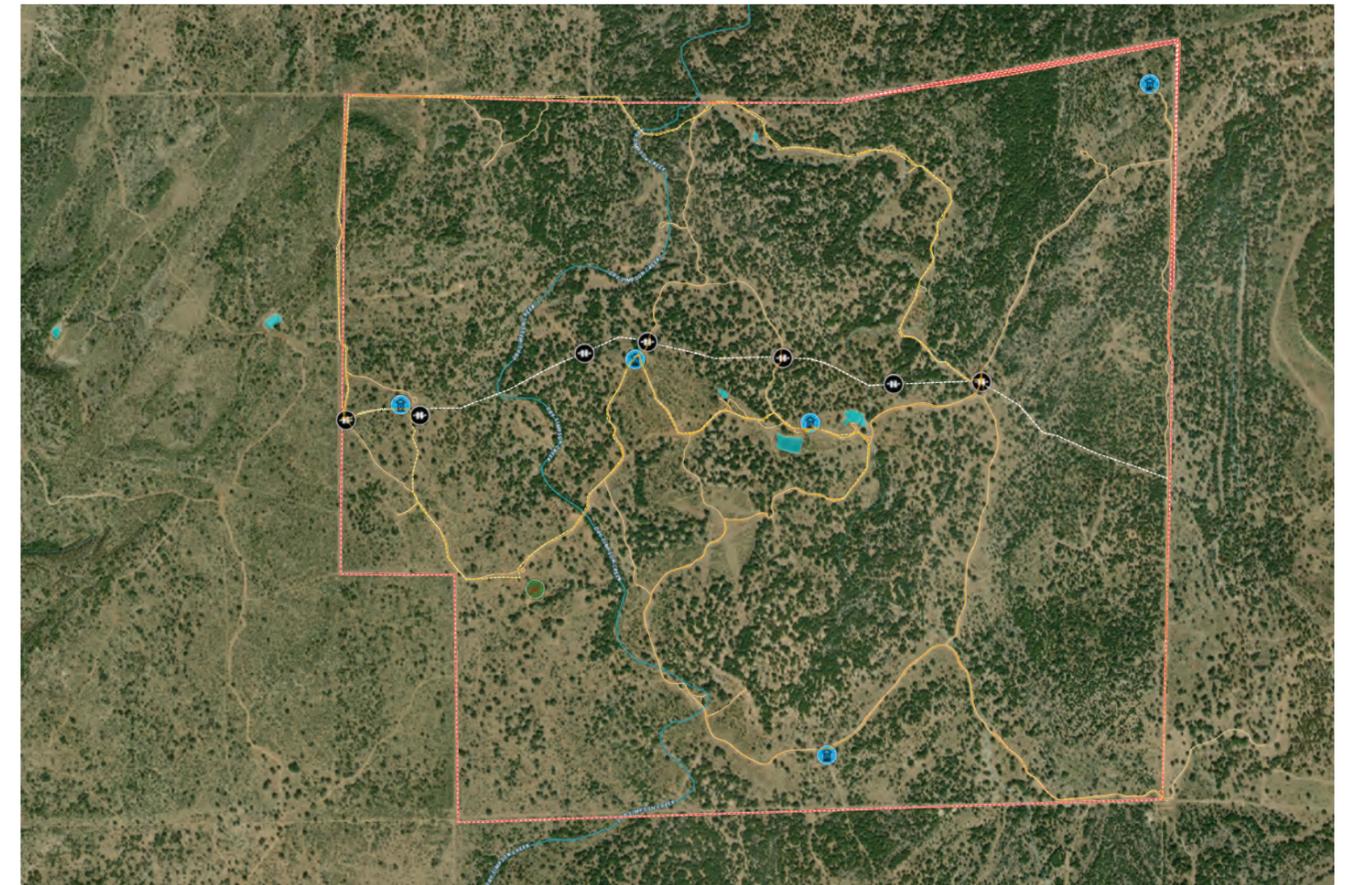


AERIAL MAP

1,583
Acres

4
water ponds/tanks

6
water wells



● Gate ● Feeder ● Well — Fence — Road/Trail — Track ● Pond/Tank □ Boundary — Stream/Intermittent — River/Creek ■ Water Body