

CENTRAL TEXAS · SAN MARCOS RIVER · GONZALES COUNTY

# Clearspring *River Ranch*

A Legacy Property. A Lifetime of Possibilities.

525

ACRES ±

2.4

MILES OF RIVER

37

MIN. TO AUSTIN

45

MIN. TO SAN ANTONIO

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BOUNDARY LINES ARE APPROXIMATE · INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



BETWEEN TEXAS' THREE MAJOR MARKETS

# A RARE TEXAS RIVER RANCH

HOUSTON  
1 HR 45 MIN

525 ACRES | 2.4 MILES OF SAN MARCOS RIVER FRONTAGE

AUSTIN  
38 MIN

San Marcos River

SAN ANTONIO  
45 MIN

525  
ACRES

- 2.4 MILES RIVER FRONTAGE
- EXCELLENT WILDLIFE HABITAT
- PECAN BOTTOMS
- MULTIPLE WATER SOURCES
- IMPROVED PASTURES



A LEGACY PROPERTY.  
A LIFETIME OF POSSIBILITIES.

BOUNDARY LINES ARE APPROXIMATE



PROPERTY OVERVIEW - GONZALES COUNTY, TX  
525 pristine acres with 2.4 miles of spring-fed San Marcos River frontage along the entire north boundary. Hundreds of native Pecans, towering Live Oaks, improved Tifton pastures, full working cattle infrastructure, comfortable ranch house, and hunting cabin — just 37 minutes from Austin

525  
ACRES ±  
72°F  
RIVER TEMP

2.4 mi  
RIVER FRONTAGE  
Paved  
ROAD ACCESS

### DRIVE TIMES FROM GATE

Austin, TX 37 min	San Antonio, TX 45 min
Houston, TX 1 hr 45 min	San Marcos, TX ~20 min
Lockhart, TX ~25 min	Luling, TX ~15 min

THE SAN MARCOS RIVER

## 2.4 Miles of *Live Water*

The crystal-clear, spring-fed San Marcos River runs along the entire north boundary of the ranch — approximately 2.4 miles of completely private frontage. With a constant temperature of 72°F year-round, this is one of the most coveted live water resources in the entire state of Texas.

Float it, fish it, canoe it, or simply sit on the sandy banks and watch the water roll by. The river supports bass, catfish, and a rich riparian ecosystem unlike anything in Central Texas. Towering cypress and pecan trees shade the banks, and the limestone bluffs rising from the water's edge are nothing short of spectacular.

72°F

YEAR-ROUND TEMP

2.4 mi

PRIVATE FRONTAGE

Spring-Fed

CRYSTAL CLEAR WATER



#### RECREATION ON THE RIVER

## Live the *River Life*

Canoe and kayak 2.4 miles of private San Marcos River entirely on your own land. Fish for largemouth bass, catfish, and perch from sandy gravel bars. Float through towering limestone canyon walls draped in ferns and native grasses. The bird watching along this stretch of river is exceptional — herons, kingfishers, wood ducks, and over 200 species of migratory birds have been documented in this corridor. This is a true river recreation paradise that money alone rarely buys.

#### LAND & TRAIL RECREATION

## Explore *525 Acres*

Miles of internal ranch roads and trails wind through mature hardwood bottomlands, native pecan groves, and rolling upland pastures. Hike, mountain bike, or ride horseback through some of the most diverse terrain in Gonzales County. The creek drainages, limestone outcroppings, and ravines throughout the property are exceptional for fossil and rock hunting — a rare and unique find in this part of Central Texas that makes every walk an adventure.



#### AGRICULTURE & OPERATIONS

## Working *Ranch Infrastructure*

Improved pastures seeded with Tifton and Tifton 85 grasses are cross-fenced for efficient rotational grazing and optimal livestock management. The ranch has historically supported a productive commercial cattle operation. Full working pen infrastructure includes a loading chute, processing facilities, hay storage, and equipment barns. Multiple stock tanks and distributed water sources ensure livestock have reliable water access across all pasture areas year-round.

#### NATURAL RESOURCES

## Hundreds of *Native Pecans*

The river bottoms and creek drainages are lined with hundreds of mature native Pecan trees — a rare and genuinely valuable natural asset that very few ranches can claim. Towering Live Oaks shade the upland pastures and provide exceptional mast production for wildlife. The diverse timber stand creates world-class habitat supporting large populations of whitetail deer, Rio Grande turkey, dove, and waterfowl. The entire ranch sits atop the Carrizo-Wilcox Aquifer, adding significant and lasting groundwater value.

# The *San Marcos River* & Ranch Land

525 ACRES • GONZALES COUNTY, TX



Smith Creek





#### RANCH HEADQUARTERS

## Comfortable *Ranch House*

The main ranch house is a striking modern ranch-style home featuring a standing-seam metal roof, expansive floor-to-ceiling windows that frame views of the surrounding pastures and oaks, and a large screened porch ideal for entertaining after a day on the river. Nestled privately under a canopy of mature oak trees with a concrete walkway and manicured grounds, this is a home you can move straight into — no work required. A separate guest quarters adds additional flexibility for family visits or ranch staff.



#### WORKING INFRASTRUCTURE

## Full *Ranch Operation*

The working infrastructure is complete and ready for immediate cattle operations. A large steel equipment barn houses machinery and implements. The working pens feature a full-service loading chute, processing area, and hay storage — everything needed to run a productive cattle program. A cozy hunting cabin is tucked into the timber for overnight stays during hunting season. A solar-powered gated entrance on County Road 266 provides privacy and security. All of this is supported by multiple water tanks and paved road access to the front gate.

# Structures & Improvements

RANCH HOUSE · CABIN · BARN · PENS · GATE





### 2.4 Miles Live River Frontage

Spring-fed San Marcos River runs the entire north boundary at a constant 72°F year-round. Sandy beaches, canoe access, world-class fishing, swimming, and floating — all on your own private land. One of the longest private San Marcos frontages available anywhere in Texas.



### Carrizo-Wilcox Aquifer Access

The entire 525-acre ranch sits atop one of Texas's deepest and most prolific freshwater formations. Stretching from the Rio Grande to the Louisiana border, this aquifer represents a meaningful, appreciating long-term asset for agricultural, domestic, and development water needs for generations to come.



### Unbeatable Central Texas Location

37 minutes from Austin. 45 minutes from San Antonio. 1 hour 45 minutes from Houston. Fully paved County Road 266 access to the front gate. Positioned at the heart of the Texas triangle — close enough for convenience, far enough for complete privacy.



### Move-In Ready Ranch House & Cabin

Modern ranch-style main house with floor-to-ceiling windows, metal roof, and screened porch — ready for immediate occupancy. Separate guest quarters. Cozy hunting cabin nestled in the timber for overnight stays during hunting season. Both structures in excellent condition and conveying fully with the property.



### Hundreds of Native Pecans & Wildlife

River bottoms packed with hundreds of mature native Pecan trees — rare and genuinely valuable. Towering Live Oaks blanket the upland pastures. Exceptional habitat supports large populations of whitetail deer, Rio Grande turkey, dove, waterfowl, and over 200 species of migratory birds. A true sportsman's paradise.



### A Once-in-a-Generation Opportunity

Properties combining this acreage, live San Marcos River frontage, aquifer access, move-in ready improvements, and proximity to Austin and San Antonio simply do not come available. This is not a ranch you find — it is a ranch you wait a lifetime for. For the discerning buyer, Clearspring River Ranch is that property.

SCHEDULE A PRIVATE SHOWING

# Ready to See the *Ranch*?

Contact our agents directly to arrange a private tour or request the full property information package. We welcome serious inquiries and are happy to answer any questions about this extraordinary property.

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