
Colorado River Ranch

3,304 +/- Acres | Lampasas County, TX

Listed at \$60,000,000

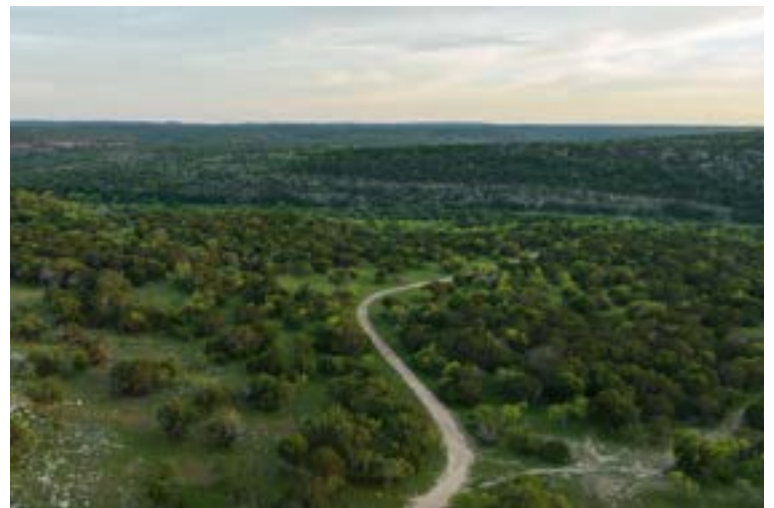


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Description:

The Colorado River Ranch is a 3,304± acre legacy property in the heart of the Texas Hill Country, just outside of Lampasas, offering a rare blend of scale, luxury, and premier recreational appeal. Anchored by nearly 2.5 miles of accessible Colorado River frontage and over 300 feet of elevation change, the ranch showcases dramatic cliffside views, rolling terrain, and exceptional water features, including a 10± acre lake and multiple wells. Extensive improvements throughout the property include luxury lodging accommodations, a 10,000± sq. ft. main lodge, additional residences for guests and staff, a long-range shooting tower, breeding facilities, barns, and an established network of roads and infrastructure. The high-fenced ranch supports a diverse and well-managed wildlife population, featuring world-class white-tailed deer and an impressive collection of exotic species. With its combination of privacy, natural beauty, and turnkey functionality, Colorado River Ranch stands out as one of the premier large-scale recreational and investment properties in Central Texas.



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Improvements:

Improvements on Colorado River Ranch are extensive and designed for both luxury living and full-scale ranch operations. The property is anchored by a 10,000± sq. ft. main lodge with multiple gathering areas, a full bar, commercial kitchen, gaming room, and outdoor living spaces overlooking the ranch. Additional lodging includes a 4,000± sq. ft. secondary lodge, a 3,500± sq. ft. owner's home with pool, a manager's residence, staff housing, and a one-bedroom apartment beneath the elevated shooting tower with a custom gun safe room.

Operational improvements include a climate-controlled deer breeding facility, barns, shops, equipment sheds, and a processing facility with walk-in cooler, along with a long-range shooting tower, established road system, high fencing with cross-fencing, and strategically placed infrastructure for wildlife management—creating a highly functional, turnkey ranch suited for recreation, hunting, entertaining, and long-term investment.



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Location:

Positioned in Lampasas County, Colorado River Ranch sits within the rolling landscape of the Texas Hill Country, offering a private and scenic setting with convenient regional access. The ranch is reached by a gated entrance and is located just 14 miles from Lampasas, with Austin approximately 83 miles away, San Antonio 135 miles, and Dallas 181 miles, placing it within comfortable driving distance of major metropolitan areas while maintaining the peace and privacy of a secluded ranch. Its location strikes a balance between seclusion and accessibility, allowing for a true ranch atmosphere while remaining within reasonable proximity to major Texas cities for travel, dining, and services.



Land & Topography:

Colorado River Ranch features a diverse and striking landscape shaped by approximately 300± feet of elevation change, with rolling hills, rugged terrain, and dramatic bluffs offering expansive views of the Colorado River and surrounding Texas Hill Country. A mix of native grasses, hardwoods, and dense brush provides excellent habitat for whitetail deer, exotic species, and other wildlife, while strategically placed food plots further enhance the property's ecological value. Thoughtful clearing and a well-maintained network of roads and trails provide easy access throughout the ranch, seamlessly combining functionality with the region's signature natural beauty.

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Water

Colorado River Ranch is exceptionally well-endowed with water resources, centered around nearly 2.5 miles of easily accessible Colorado River frontage that offers breathtaking views, recreational opportunities, and a dependable water source for the entire property. In addition, the ranch features a 10± acre lake fed by the river, providing excellent fishing and water access for wildlife, while multiple stock tanks and strategically placed water troughs ensure hydration across the high-fenced property. Seven working electric and solar-powered water wells supply the residences, lodges, and operational facilities, and an extensive network of water lines distributes water efficiently throughout the ranch. Seasonal creek bottoms and low-lying areas further support native flora and fauna, enhancing habitat for deer, exotics, and waterfowl.

These diverse water resources, combined with thoughtful management and infrastructure, create a sustainable system that supports recreational pursuits, wildlife management, livestock, and ranch operations, contributing to the property's overall versatility, functionality, and value as a legacy estate.



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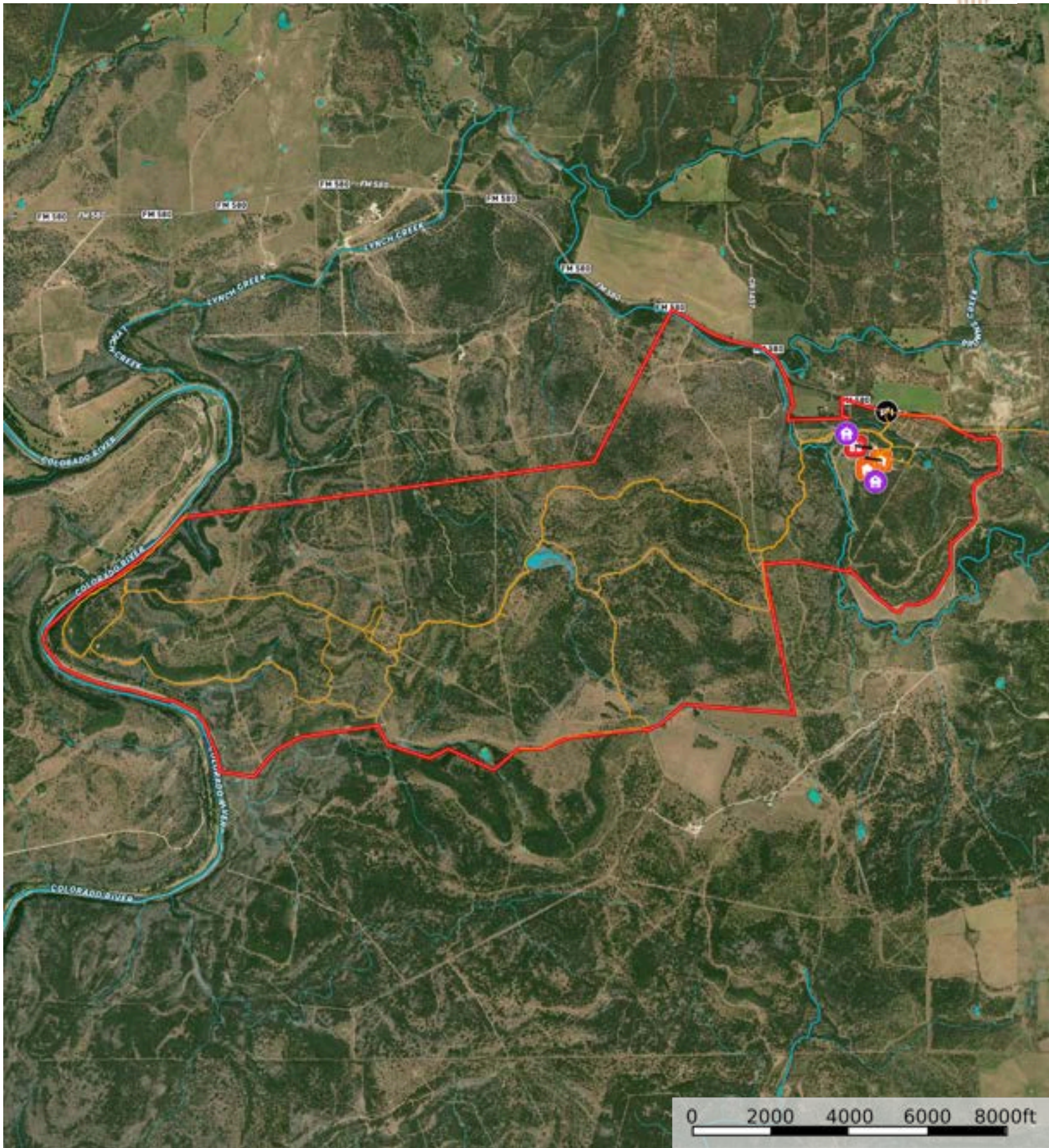
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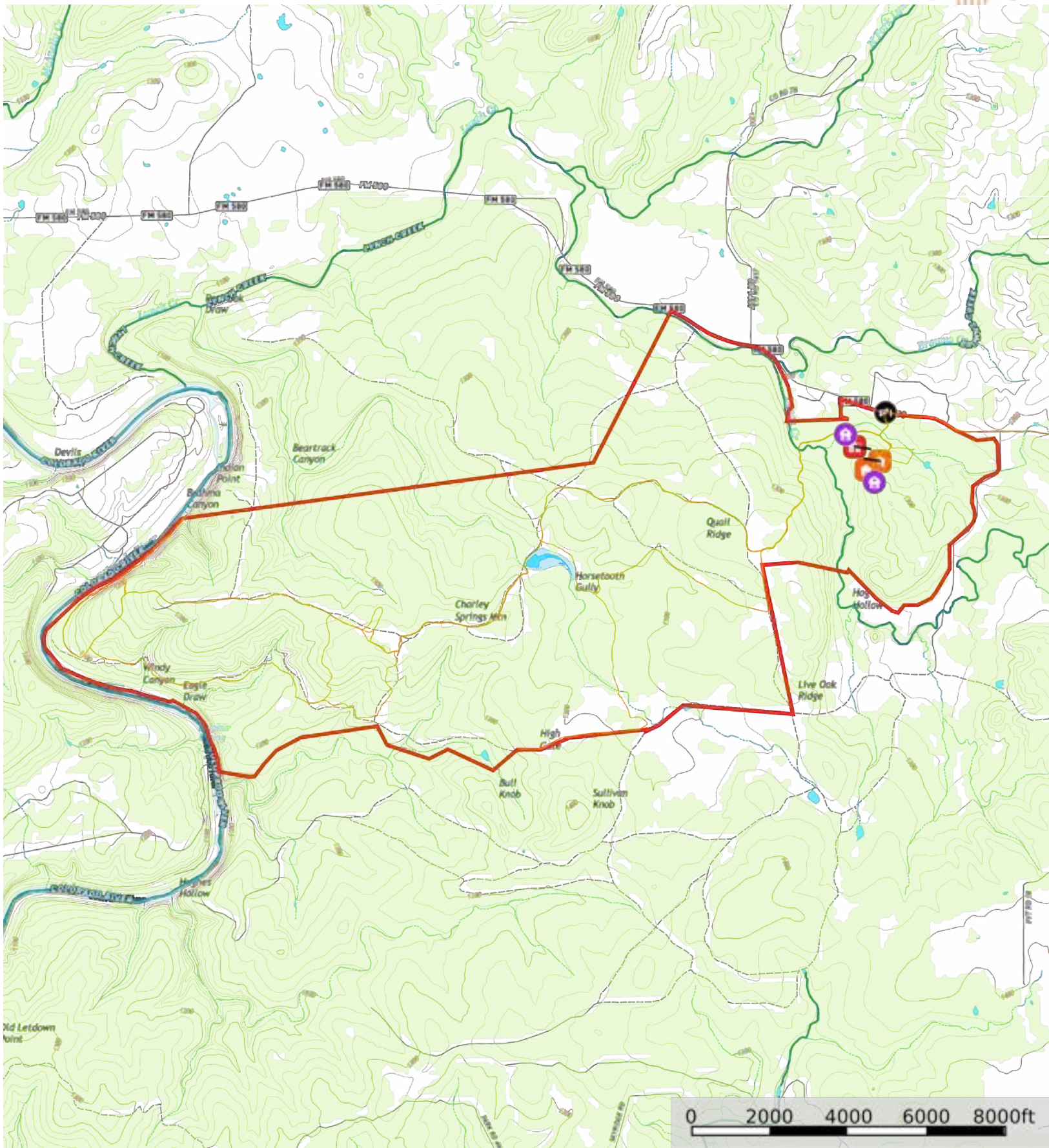
Wildlife:

Colorado River Ranch is a true wildlife haven, supporting a diverse and well-managed population of native and exotic species across its high-fenced boundaries. The property boasts world-class whitetail deer, including numerous 200"+ bucks, alongside a thriving population of exotics such as Sable, Greater kudu, Axis, Aoudad, Blackbuck, Fallow deer, Gemsbok, Nilgai, Oryx, Bongo, Roan antelope, and Nyala. The ranch was previously home to an elite white-tailed deer breeding program, with approximately \$8M invested into the herd, and the state-of-the-art facilities remain in place, fully equipped for water, electricity, and climate control.

Native game species, including deer, turkey, dove, and seasonal hogs, are abundant throughout the property, and the strategic mix of cleared areas, food plots, and dense brush provides excellent habitat for both hunting and viewing. Cross-fencing, high fencing, and multiple electric gates ensure ease of management and access while maintaining security for the wildlife, creating a property with unmatched recreational opportunities, exceptional hunting potential, and significant value as a turnkey wildlife and exotic ranch.







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