
Zubiate Ranch

214+/- Acres | Brown County, TX

Listed at \$1,295,000



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Overview

The Zubiate Ranch spans 214 ± acres in the heart of Brown County, offering a balance of recreational enjoyment and agricultural potential. Rolling terrain, wide-open views, and diverse habitat make the ranch ideal for hunting, grazing, or simply enjoying the outdoors. Several stocked tanks are scattered across the property, providing reliable water for livestock and excellent fishing opportunities. A rustic hunting cabin further enhances the property's functionality, serving as a comfortable base for weekend getaways or longer stays.



Location:

The ranch is conveniently located just east of Highway 279, offering both privacy and accessibility. It sits 15 miles south of Cross Plains and 25 miles north of Brownwood, providing quick access to everyday essentials, schools, and medical facilities. Cisco lies 40 miles to the north, while Coleman is 40 miles to the west, each offering additional shopping, dining, and community amenities. Abilene, just an hour's drive away, serves as a regional hub with a full range of services, an airport, and cultural attractions. For those needing access to the Metroplex, Fort Worth is just over two hours away, making it easy to enjoy the conveniences of the city while returning home to the quiet of the countryside. This balance of seclusion and accessibility makes the ranch an ideal retreat for both weekend use and full-time living.

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Land & Topography:

This 214 ± acre tract showcases a beautiful mix of rolling hills, multiple wet-weather creeks, two stocked ponds, a native wetland, and five additional tanks. The mature tree cover—featuring live oaks, burr oaks, post oaks, and mesquite—creates a diverse landscape that supports abundant wildlife and provides excellent habitat for both game and livestock. With more than 100 feet of elevation change, the property offers striking views from nearly every vantage point, capturing the rugged beauty that this part of Texas is known for. Brown County is celebrated for its exceptional topography, where sweeping hills and wooded draws give way to open pastures and picturesque valleys. The combination of scenic ridgelines and fertile bottoms makes this region one of the most attractive and versatile landscapes in Central Texas, offering both recreational appeal and true working-ranch functionality.



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Water:

Water is a standout feature of the ranch, with eight surface water bodies distributed throughout the property. Two stocked ponds near the homesite provide fishing opportunities and scenic enjoyment, while additional tanks offer dependable resources for both livestock and wildlife. Multiple wet-weather creeks meander through the ranch, creating natural corridors that enhance the movement and habitat of native game.



Of particular note is the native wetland, a rare and valuable feature in this part of Texas. This wetland serves as a magnet for migrating waterfowl, drawing ducks and other bird species year after year. Its seasonal dynamics not only enrich the hunting opportunities on the ranch but also add to the property's ecological diversity, supporting a vibrant mix of plant and animal life. Together, these water resources provide year-round recreational appeal while ensuring lasting functional utility for ranching and wildlife management.

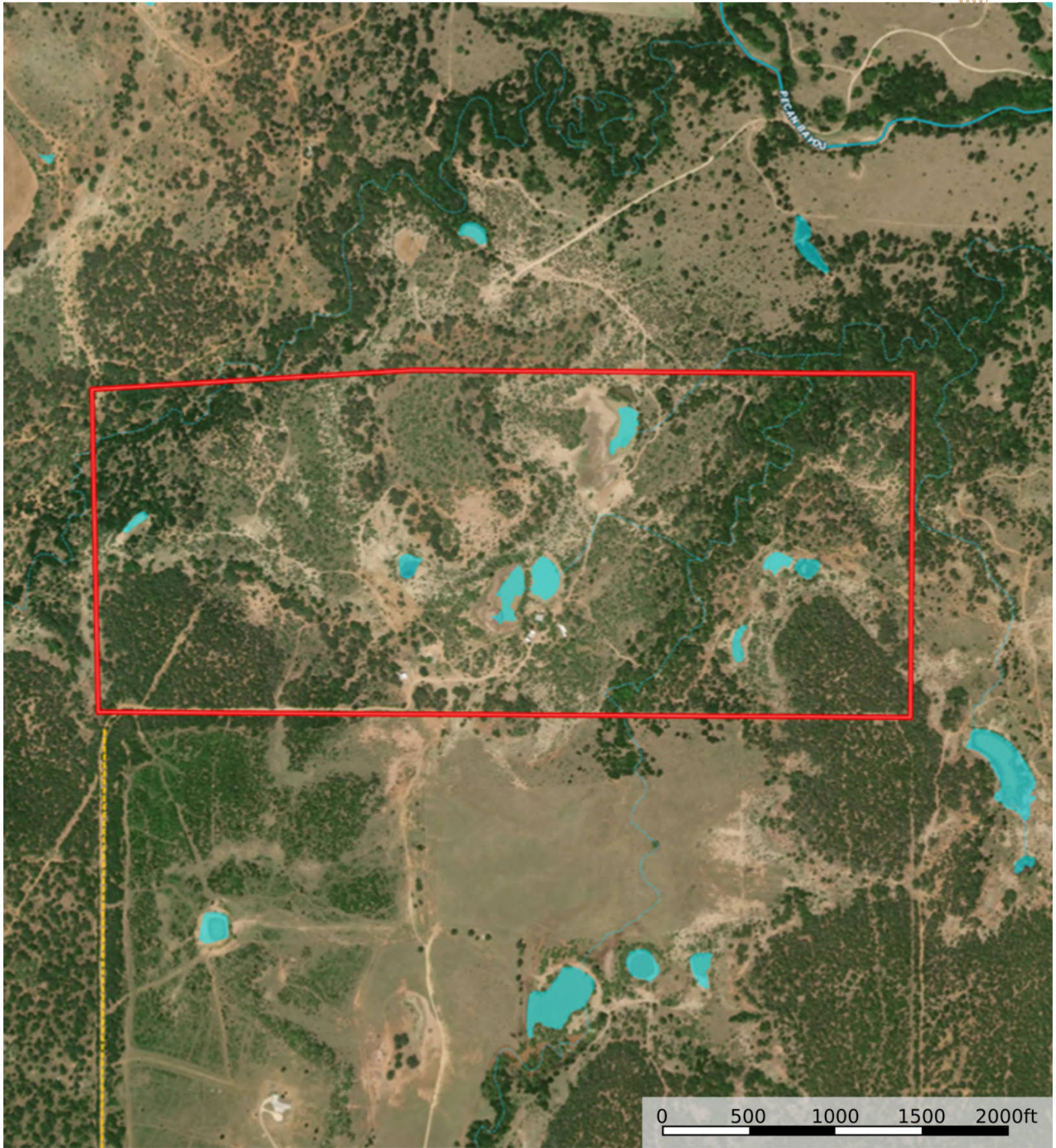
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The Hunting:

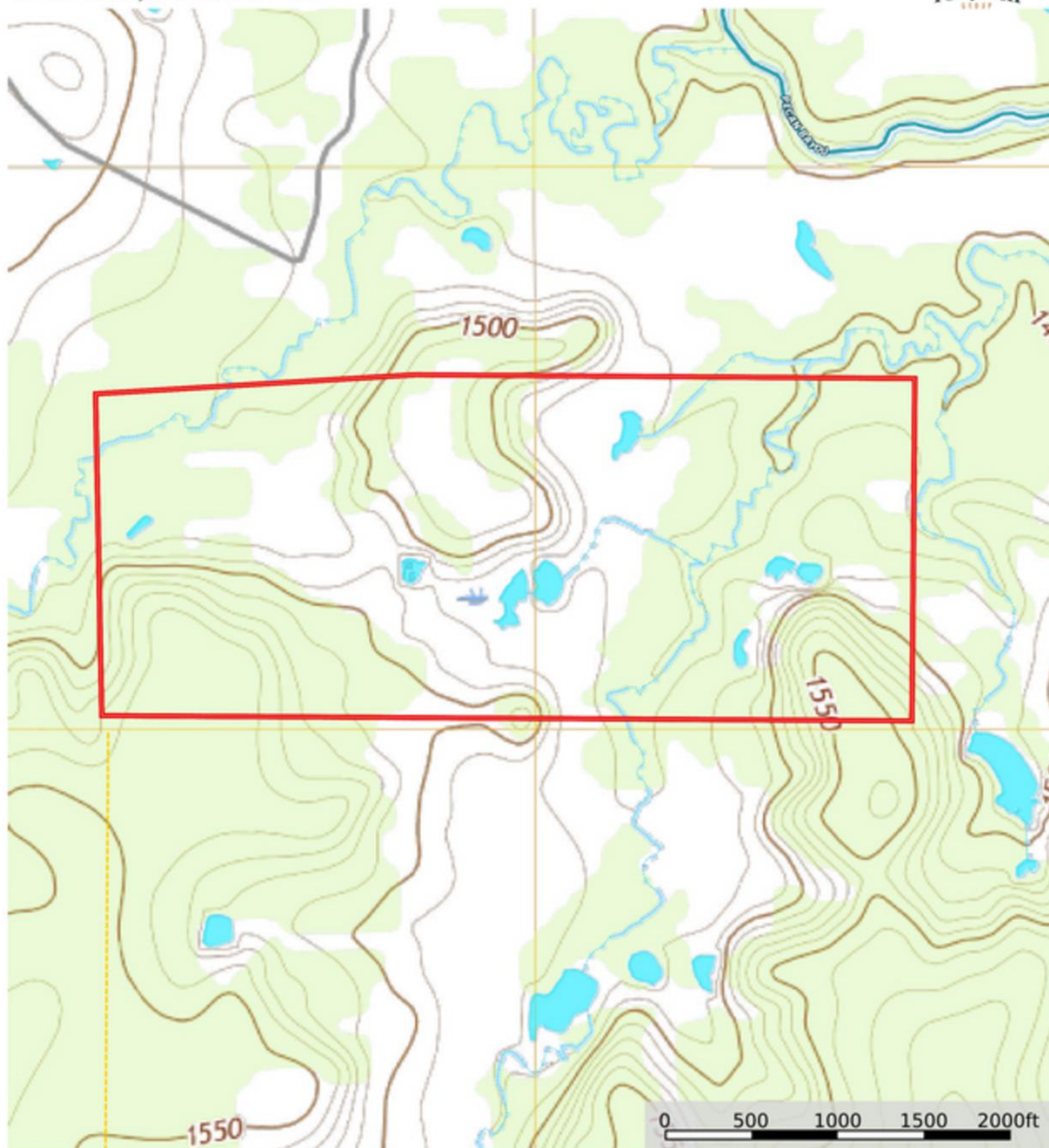
Wildlife is one of the ranch's biggest highlights. Whitetail deer roam the draws and ridgelines, taking advantage of the heavy brush for cover, while turkeys can often be spotted moving along the creeks or flying up to roost in the hardwoods. The wetland and ponds draw ducks and other waterfowl year after year, creating some of the best wingshooting opportunities in the area. Feral hogs, dove, and small game add to the mix, giving hunters plenty of variety no matter the season. What makes this property especially appealing is that it hasn't been hunted in years, so the game has been able to thrive without pressure. For a new owner, it's a rare chance to walk into a place already full of wildlife and shape it into a premier hunting and recreation property.





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