

SD RANCH

274± Acres | Fayette County, Texas



CAPITAL
RANCH SALES

830-387-4076 | info@capitalranchsales.com | capitalranchsales.com



TURNKEY EQUESTRIAN & CATTLE-READY SETUP

WELL-DESIGNED HORSE FACILITIES

FUNCTIONAL CATTLE INFRASTRUCTURE

LODGING FOR OWNERS, GUESTS, OR STAFF

WEST NAVIDAD RIVER FRONTAGE

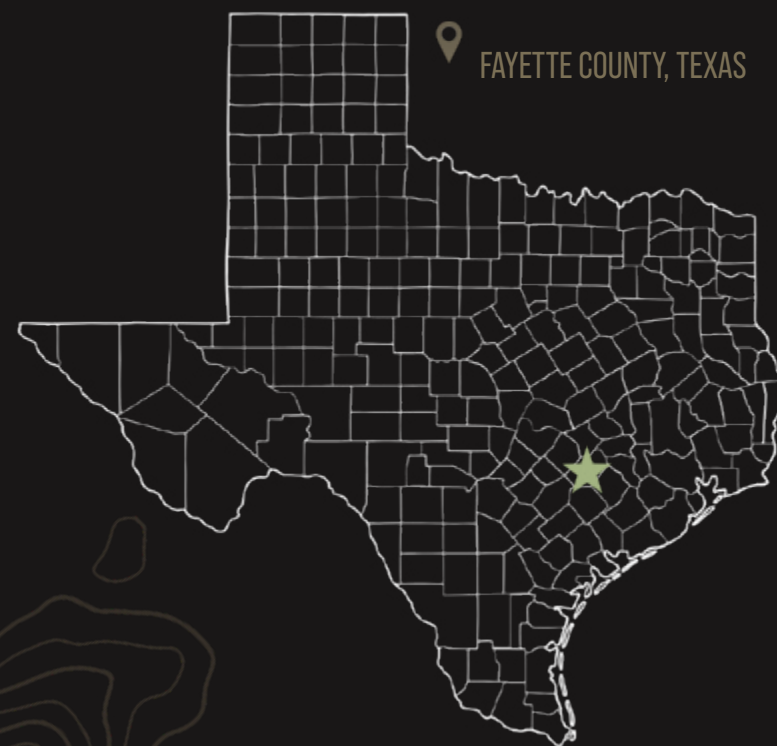
IMPROVED PASTURE & HARDWOOD COVER

7± MINUTES FROM SCHULENBURG

HIGHLIGHTS

OVERVIEW

SD Ranch is a turnkey property designed for both equestrian and livestock use, offering a functional layout, established improvements, and strong usability. With well-built horse facilities, cattle infrastructure, and balanced pasture, the ranch is set up for immediate operation while still providing the flexibility for recreational use or expansion. The ranch is also being offered as a 220± acre tract or a 12.5± acre tract.



FAYETTE COUNTY, TEXAS



SCAN TO WATCH VIDEO



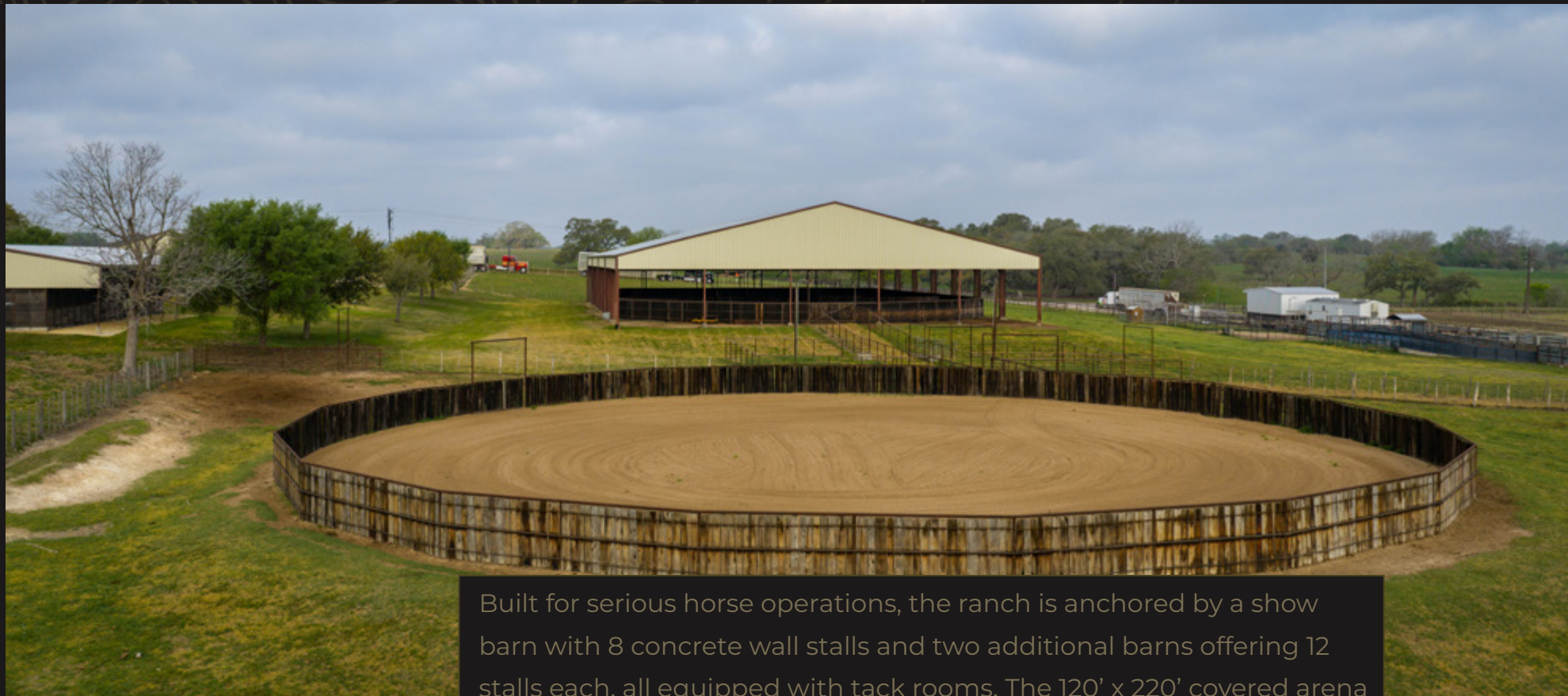
ENTERTAINMENT BARN



The entertainment barn serves as a central gathering space, designed for hosting, relaxing, and enjoying the ranch lifestyle. With ample room for events, equipment storage, or conversion into additional living or recreational space, it adds both functionality and versatility to the property.



EQUESTRIAN FACILITIES



Built for serious horse operations, the ranch is anchored by a show barn with 8 concrete wall stalls and two additional barns offering 12 stalls each, all equipped with tack rooms. The 120' x 220' covered arena includes lighting, fans, two viewing decks, an intercom system, and 20-foot cow pens on each end for versatility. A 140-foot outdoor round pen, along with three paddocks and four turnouts, supports training, rotation, and daily horse care.





CATTLE OPERATIONS



The property is designed to efficiently support livestock with cross fencing, open grazing areas, and integrated working spaces. The layout allows for rotational grazing and ease of movement, while the arena's incorporated cow pens and overall infrastructure provide functionality for both cattle work and day-to-day ranch operations.





LODGING



The property includes a recently remodeled 1,296± sq/ft home with two bedrooms and two bathrooms. A separate two-bedroom, one-bath foreman's house provides additional accommodations for staff or guests.

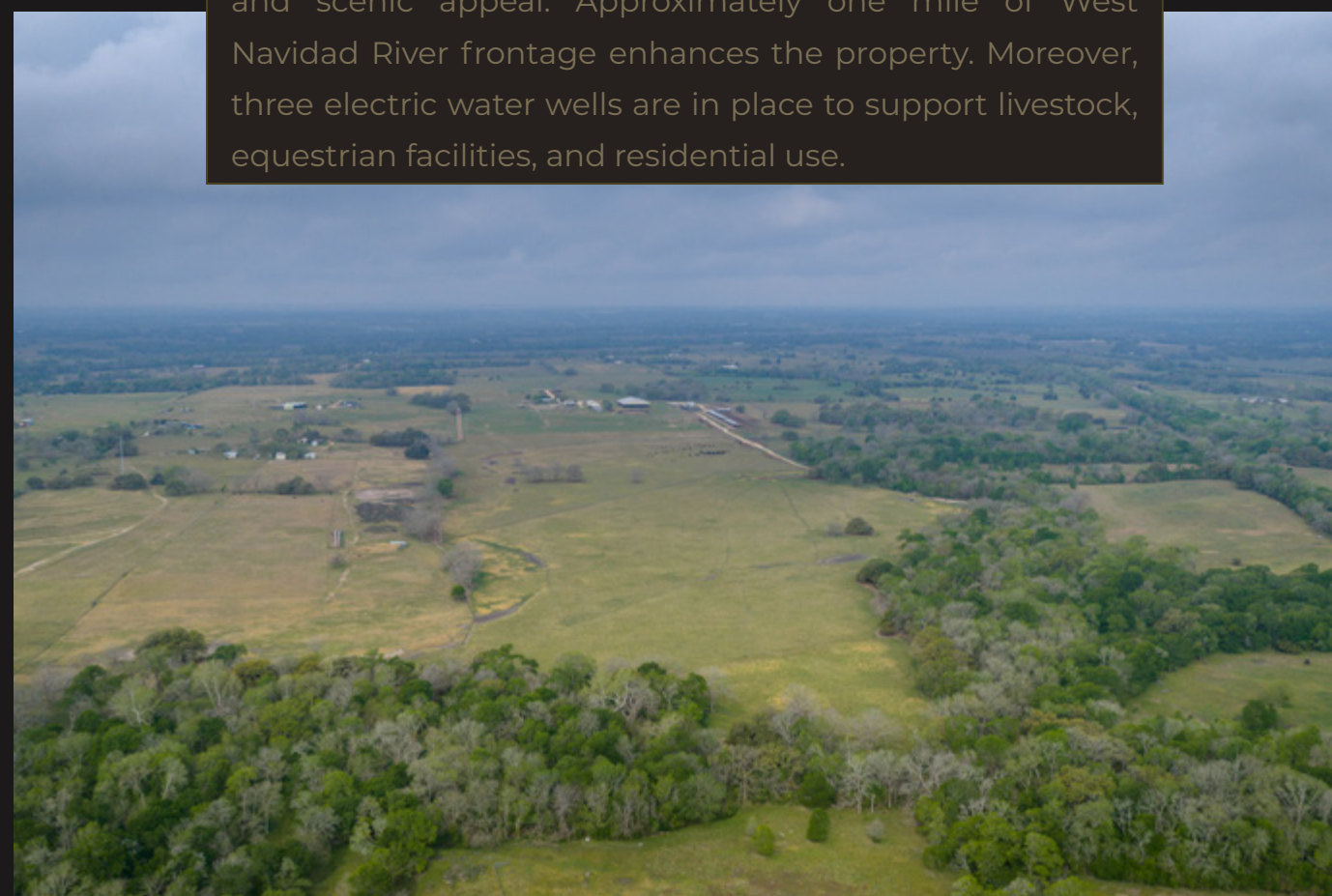




LAND & WATER



The land features a balanced mix of open pasture, native grasses, and mature hardwoods, offering both usability and scenic appeal. Approximately one mile of West Navidad River frontage enhances the property. Moreover, three electric water wells are in place to support livestock, equestrian facilities, and residential use.







CHARLES ARMSTRONG

NEW BRAUNFELS, TX

📞 512-997-8855

✉ Charles@capitalranchsales.com



SCAN FOR CONTACT CARD

CHASE DICKERSON

NEW BRAUNFELS, TX

📞 214-538-1802

✉ Chase@capitalranchsales.com



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SARAH FRANKLIN
VP BRANCH MANAGER
830-570-1784 | SFranklin@TexasFCS.com



JANAE BRAUNE
RELATIONSHIP MANAGER
830-480-9829 | JBraune@TexasFCS.com

