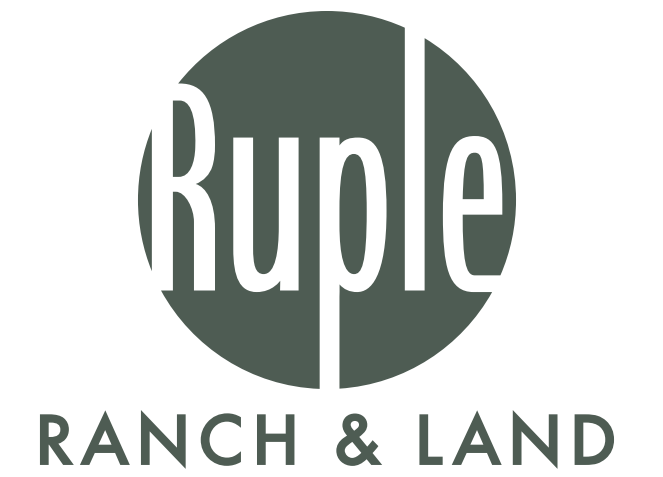




RANCH & LAND

RANCHO BLANCO

2,868± Acres In Sutton County, Texas



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PROPERTY DESCRIPTION

Introducing Rancho Blanco, a historic 2,868-acre ranch steeped in a 95-year legacy, now available for the first time. This cherished property, meticulously maintained by three generations of the same family, features the iconic Casa Piedra—a 7,000 SF masterpiece by renowned architect Caldwell, lovingly restored to its original grandeur through a two-year endeavor led by acclaimed architect Stephen B. Chambers and master craftsman Troy Poole.

Situated on the outskirts of Sonora, Texas, where the Chihuahuan Desert meets the Hill Country, Rancho Blanco offers a picturesque landscape of limestone outcroppings, rolling terrain, and diverse flora. With all-weather roads granting easy access, this ranch is perfect for ranching, recreation, and hunting, boasting abundant native wildlife including whitetail deer, dove, turkey, and quail.



HISTORY

The ranch has a rich Texas history dating back to 1885 when John A. Ward (Johnnie), at the age of fifteen, embarked on a journey from Gonzales County to California with his brother. Along the way, they joined the Estado Land & Cattle Co. cattle drive to the G-4 ranch, now part of Big Bend National Park. Hired as cowboys by the legendary James B. Gillett, a Texas

Ranger captain, Johnnie's legacy includes discovering Ward Spring during a drought in 1886, saving lives and cattle. Returning to Sonora in 1903, Johnnie and his wife, Virginia, established their ranch, later renowned for Angora goat breeding, with their son John Jr. This legacy earned the ranch its name—Rancho Blanco—as flocks of Angoras adorned the limestone hills.



IMPROVMENTS

Experience historic elegance in this meticulously restored 7,000 square foot Casa Piedra residence. With 6 bedrooms, 2.5 baths, and ample storage in the basement and attic, this home boasts refined charm and modern convenience.

The luxurious chef's kitchen features oak paneling, original fireplace, and panoramic countryside views. The master bedroom offers updated luxury with a master bath and walk-in closet.

Original concrete walls and wood floors add historic charm to the study and dining room.

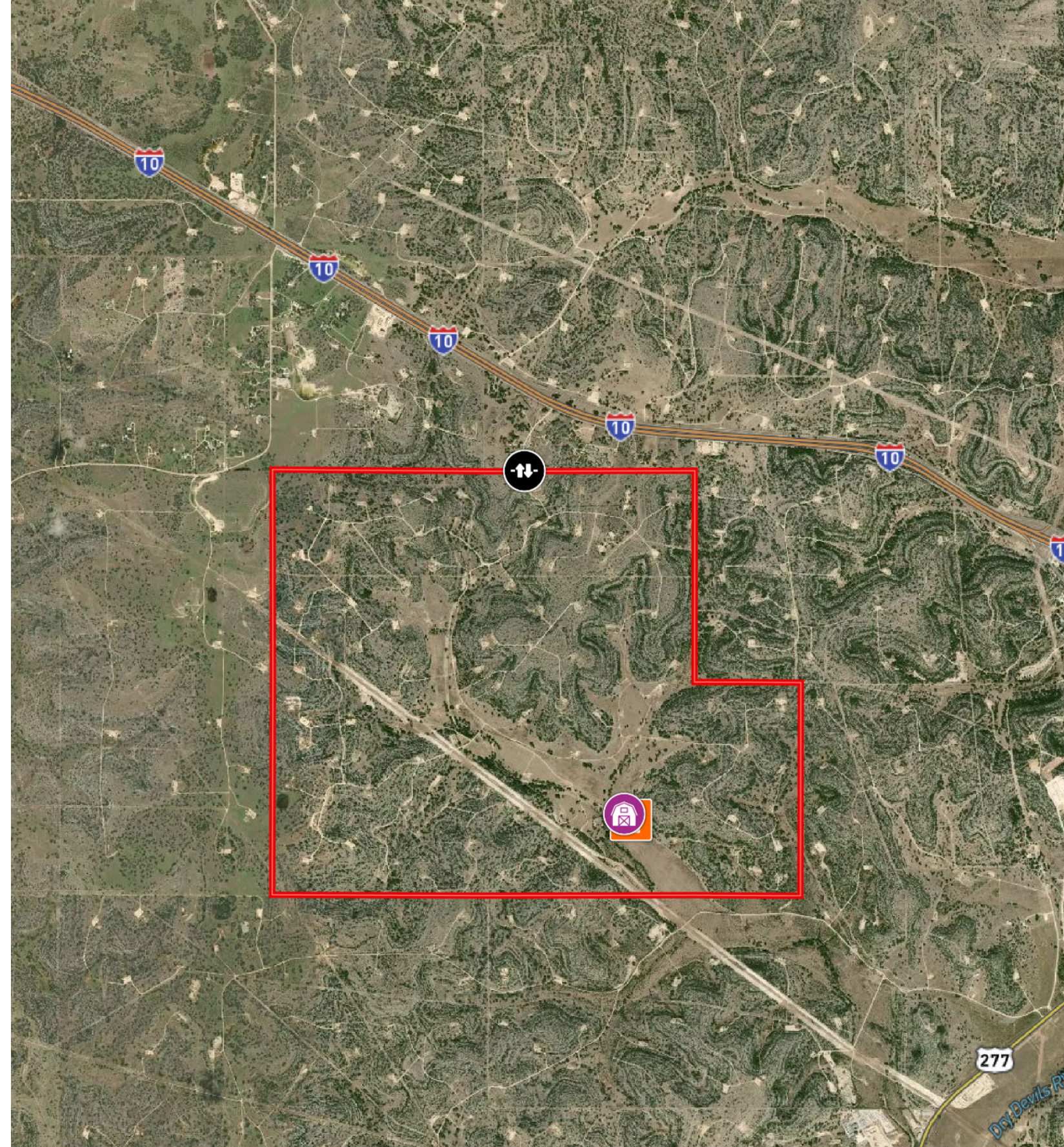
Ascend to the second floor to find five additional bedrooms and a full bath. Preserving its heritage, the home integrates modern amenities with original features like hardwood floors and concrete walls.

The property also includes the original barn, enhancing its timeless appeal.

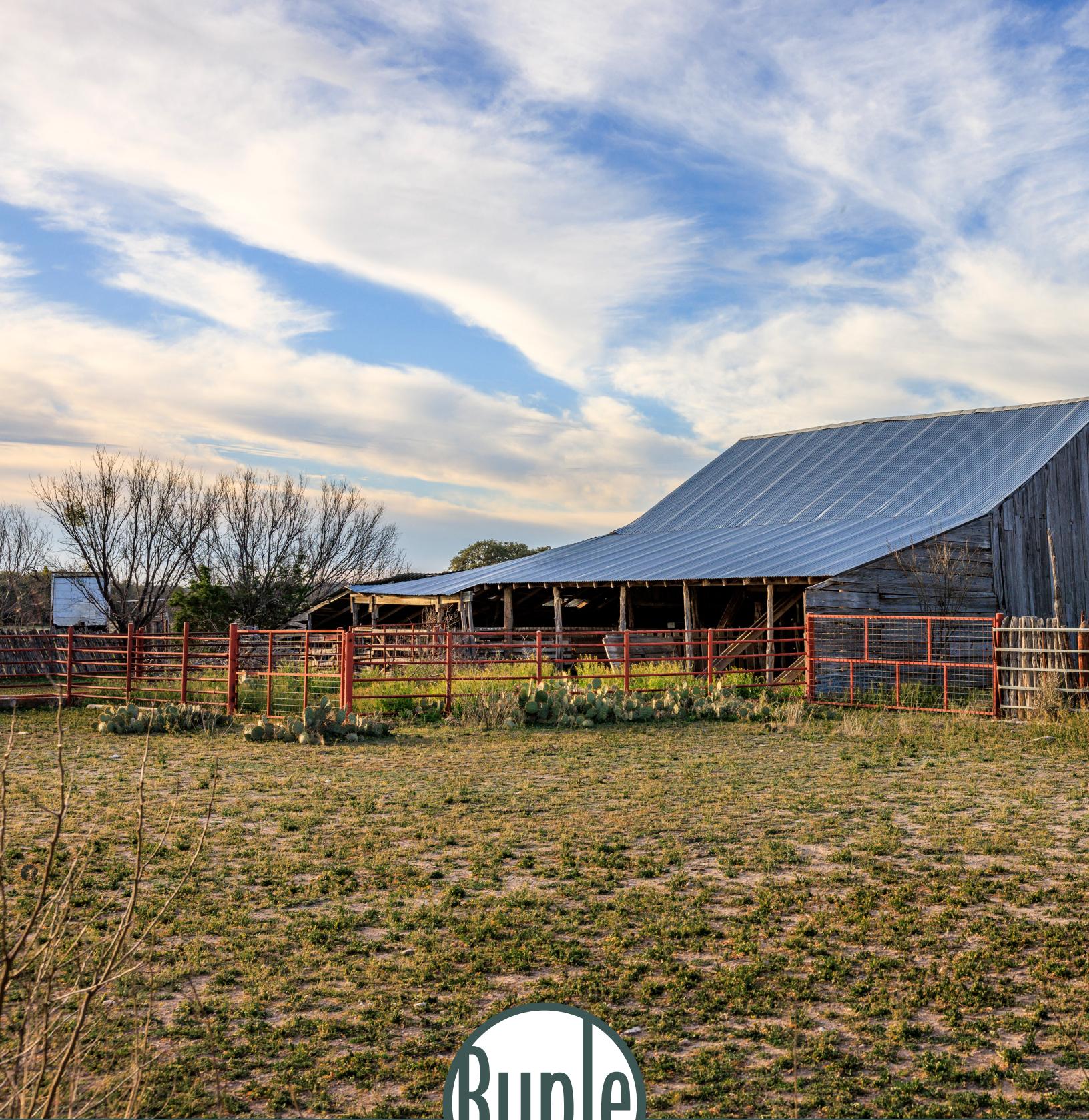


WATER & MINERALS

- There are 5 water wells located on the ranch of which 4 are operational. Three are on windmill pumps and one on electric pump.
- Surface minerals sale only



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