



Turnkey 60-Acre Alpaca Ranch with possibilities!

Luxury 4/4.2 custom home with resort-style pool, waterfall + fire features, outdoor kitchen, gazebo, and 4-car carport.

Fully operating alpaca ranch with electric and buried water, pond, cross fencing, paddocks, runs, loafing sheds, and net-wire fenced animal area.

Incredible improvements:

2900 sq ft store/office (2/2 home), multiple barns with stalls, paddocks, fans, CHA, living quarters, tack room, concrete floors, implement/hay barns, and a brand-new 48x72 metal barn with 110/220 power.

Perfect for equine, boarding, therapy programs, dog training, agribusiness, or agritourism destination.

Prime location just 12 miles from Round Top and minutes from historic Burton.

A rare, multi-use ranch with luxury living and unmatched infrastructure.



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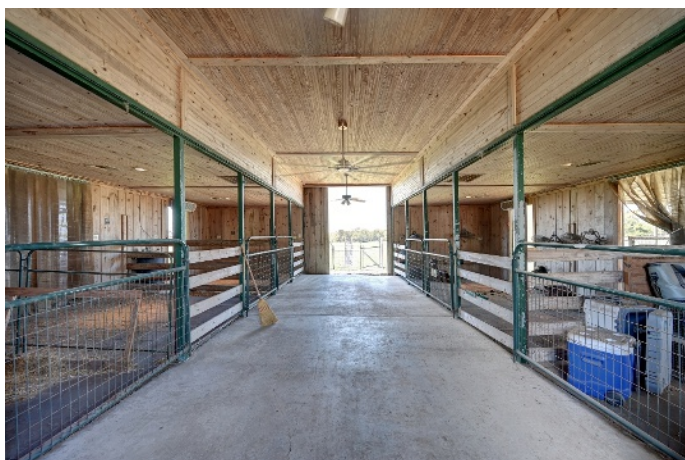
Discover a rare opportunity to own a **fully operating alpaca ranch on 60 acres** in the heart of Washington County. This turnkey property features a **custom 4-bedroom home** designed for comfort and entertaining, complete with a resort-style **pool with waterfall and fire features**, a beautiful **gazebo**, and a **full outdoor kitchen**. A **4-car carport** adds convenience for family, guests, or ranch operations.

With its extensive infrastructure, this ranch is ready for **immediate use** or seamless transition into a variety of income-producing ventures—**equine boarding, therapy programs, dog-training facilities, animal-assisted wellness**, or a **working agritourism destination**.

Exceptional Ranch Infrastructure

This property offers one of the most robust improvement packages in the region:

- **Electricity** and **buried water lines** throughout
- **Pond** for livestock, wildlife, and ranch aesthetics
- **2900 sq ft store/office** that doubles as a **2-bed/2-bath home** with full kitchen
- **Barn 1#-36x48** 6 stalls, with office could be used as vet room with access to west stalls, upper living quarters, kitchenette, and bathroom and 10 tons of AC
- **Barn #2-36x48** metal barn with 9 stalls, wall mounted fans and 18 tons of AC
- **Barn #3-40x60** wood with metal roof, 2 air curtains, wall mounted fans, 6 stalls, prepped for AC with duct work and power set up
- **Barn #4-36x71** Implement/hay with 6 bays
- **Barn #5-30x120** Implement/hay with 8 bays
- **Barn #6-48x60** wood with metal roof, all concrete floor, 8 stalls, tack room and 15 tons of AC
- **Brand-new 48x72 metal barn** with 4 stalls, pens, fans, and AC, 110 and 220 electric, fully insulated walls
- Multiple **loafing sheds, cross fencing, runs, and paddocks**
- **Fully net-wire fenced animal area** that is also set up for electric fencing



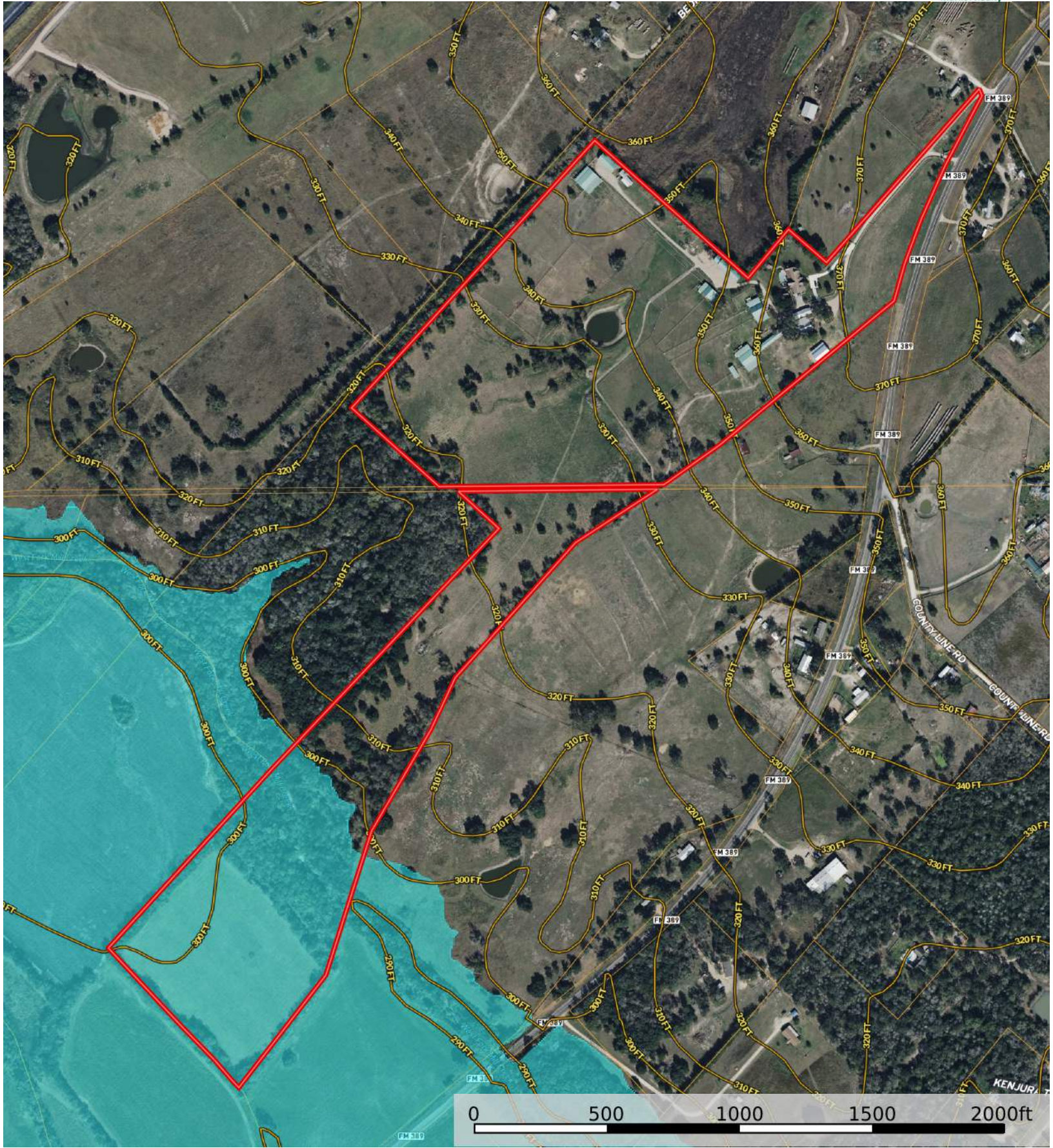
The scale and quality of improvements make this property uniquely suited for **multi-species ranching, boarding operations, training facilities, or agritourism development.**

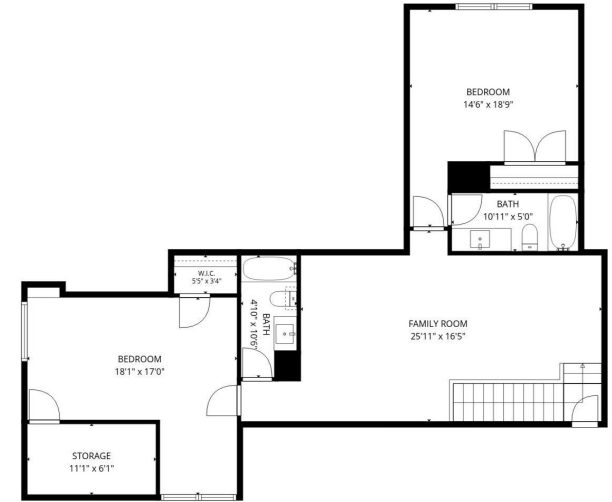
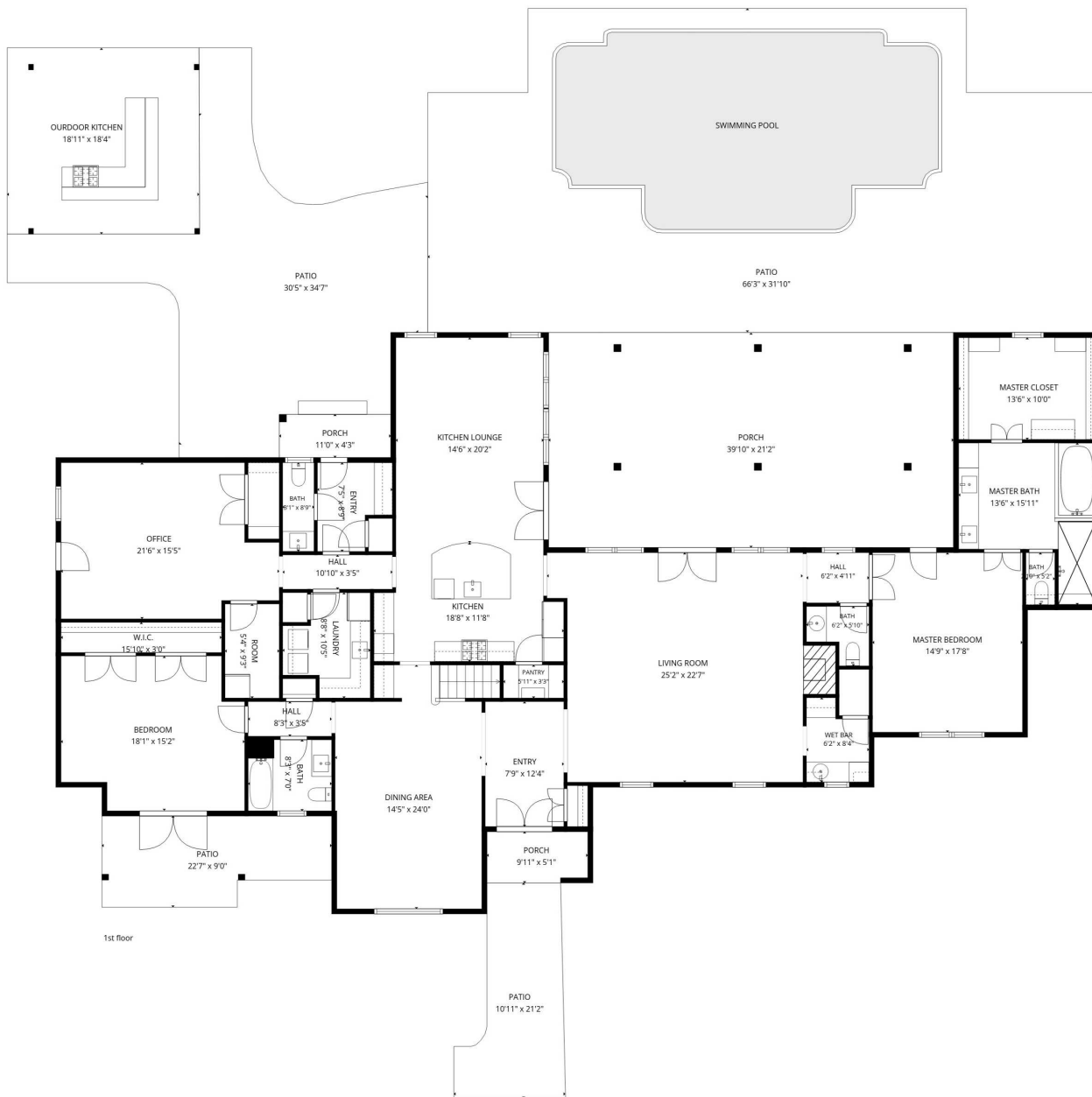
Prime Location in a High-Demand Corridor

Located just **12 miles from Round Top**, this ranch sits in one of the most desirable rural markets in Texas. Enjoy quick access to: Historic **Burton, TX** Year-round **festivals, antiques shows, markets, and events**, Brenham, Carmine, and the broader Washington County cultural corridor

This region attracts visitors, second-home buyers, and agricultural entrepreneurs from across Texas and beyond—making it ideal for **income-producing ranch ventures** or a **private retreat with commercial potential.**







TOTAL: 4555 sq. ft
 1st floor: 3452 sq. ft, 2nd floor: 1103 sq. ft
 EXCLUDED AREAS: PATIO: 2337 sq. ft, PORCH: 939 sq. ft, OURDOOR KITCHEN: 346 sq. ft,
 STORAGE: 76 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



DEANS IMAGING
 Aerial - Ground - 3D





TOTAL: 2325 sq. ft
1st floor: 2325 sq. ft
EXCLUDED AREAS: CONVERTED GARAGE: 691 sq. ft, FIREPLACE: 9 sq. ft

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DEANS IMAGING
Aerial - Ground - 3D

