



Duncan River Ranch

Menard, Texas

\$3,000,000 | 77 +/- Acres

NEW LISTING — DREAM RIVER PROPERTY!

Nestled beneath century-old live oaks along the pristine upper San Saba River, Duncan River Ranch in Menard, Texas offers an unmatched Hill Country retreat. This showplace hasn't been available in over a decade — and properties like this rarely come along.

Improvements

A beautiful 2,232 sq. ft. rock home sits just above the cascading waters of the San Saba. Designed for both comfort and entertaining, the home features 2 bedrooms, 2.5 baths, a spacious open-concept living area, large kitchen, and wrap-around porches that capture panoramic views and the soothing sound of the river. A separate 480 sq. ft. bunkhouse provides additional guest space and connects to the main home by a concrete courtyard — the perfect spot for outdoor cooking, dining, or relaxing in the southern breeze.



Land & Fencing

The property is well-fenced with net wire and features a tree-lined lane from the highway to the home, ensuring privacy and a classic ranch entrance.



Water

With over 1,500 feet of San Saba River frontage, an excellent water well (approx. 250 ft deep), and .17 acre-feet of deeded river water rights, this property offers a rare abundance of water resources — ideal for recreation, wildlife, or future landscaping.



Taxes

Agricultural Exemption in place — 2025 taxes only \$3,820.

Summary

Simply put: Wow. Duncan River Ranch is a Hill Country masterpiece — elegant yet relaxed, private yet accessible. Every inch of the property was thoughtfully designed to take full advantage of the trees, landscape, and constant sound of flowing water. From the wrap-around porches to the outdoor fireplace and “dog run” breezeway, this property invites outdoor living at its best. When the weather turns, step inside the spacious, open living and kitchen area — perfect for entertaining family and friends. This is more than a home — it’s a lifestyle. For those who love the outdoors, value peace and privacy, and enjoy entertaining, Duncan River Ranch is truly one of a kind.

Contact: Gary Roberson

Call: (325) 456-8215

Email: Gary@burnhambrothers.com