

655 acres in Hays County

Dullnig Ranches/Kuper Sotheby's | 806-773-5567 | patrickwmiv@gmail.com



Property Address

Chapparral Park Road
Manchaca, Texas 78652

Property Highlights

- Price: \$7,016,749.00
- Acres: 655.00
- County: Hays
- State: Texas
- Closest City: Manchaca
- Property Type: Farms, Ranches

Property Description

655.771 ACRES - PFLUGER RANCH Hays County,

Manchaca, TX. 78652

DESCRIPTION: Here is a chance to own a ranch in the Texas Hill Country only 16+/- miles from Austin. The property supports abundant wildlife and the neighboring land on the west/northwest side is owned by the City of Austin and cannot be developed due to the water quality protection program. The property has several great building sites with beautiful Hill Country views and large oak trees for shade. This ranch would make a great homestead or get away retreat. Although the property is only being offered as one tract there is some potential to subdivide the property into larger tracts around 100 acres in size. This ranch is under a development restriction called the Bradley Agreement. (Please call broker for more detail)

WATER: There is a spring fed pond, earthen tank, and 2 troughs that provide water for livestock and wildlife. Several drainages that will hold water in wet times traverse through the property and feed water into nearby Little Bear Creek. There is 1 working well that fills the 2 troughs and 2 others wells that are not in working order at this time.

IMPROVEMENTS: There are 2 old houses and a set of old cattle pens on the northwest side of the ranch that do not add much, if any, value. There is electricity run from the east side of the ranch to the northwest corner of the property where the current improvements are. The property is low fenced with the fences being in fair to poor condition.

VEGETATION: The property has good cover with a few open areas and one tillable field that could be planted for livestock or turned into a food plot for wildlife. Along with the masses of large oak trees on the property are pecan, mesquite, cedar, and other native hardwoods. **TERRAIN:** The property has rolling hills with some good views that would make for great building sites. The elevations ranges from 915+/- to 775+/- feet above sea level.

WILDLIFE: Wildlife on the property include but are not limited to Whitetail deer, Turkey, Dove, and Varmints.

MINERALS: None. Surface sale only

UTILITIES: PEC

SCHOOLS: Hays County ISD



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Dullnig Ranches/Kuper Sothebys International Realty

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www.DullnigRanches.com

More details at landsoftexas.com/listing/1956285

Driving Directions

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DIRECTIONS: 17+/- miles south of downtown Austin, 9+/- miles northwest of Buda, 70+/- miles north of San Antonio. Subject property is 8+/- miles west of IH 35 and is 19 miles to Austin International Airport via the Toll Road. Texas law requires all real estate licensees to give the following Information About Brokerage Services:
<http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf> All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

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