

GOAT CREEK RANCH

554± Acres Gillespie County
FM 783
Kerrville, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

An opportunity to own a 5th Generation ranch that has been operated by the same family since 1950. Truly a rare find with superb location, this history filled ranch has two spring-fed creeks allowing for the potential to have additional water features. Incredible views and grand trees add to the uniqueness of the offering. This ranch was one of several large ranches owned by the McCullough family and once served as the main headquarters for their total cattle ranch operation.

IMPROVEMENTS

The ranch has a combination of high fence and standard low perimeter fencing. The land is cross fenced into 6 pastures, which includes net fencing.



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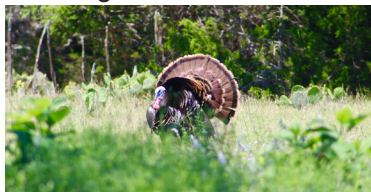


WATER

This ranch has potential for a large water feature having two named creeks in Centipede Branch of Spring Creek, and Goat Creek. Traversing the ranch, both offer year-round water. The highlight is Centipede branch due to its year-round pools of water and small waterfall features. Approximately 3,700 feet of both sides of Centipede Branch flow through the ranch. This property has one water well and is equipped with a windmill and concrete pila.

WILDLIFE

This ranch has a good amount of native wildlife on it due to the natural cover and distribution of water. Wildlife includes whitetail deer, turkey, dove, hogs and varmints.



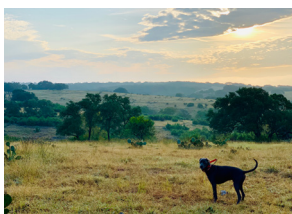
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VEGETATION

The family has used it as a livestock ranch and has used several management practices to enhance overall habitat. Hundreds of acres of cedar have been selectively cleared, leaving a mosaic of brush in the bottoms and cleared grassland in more productive or scenic areas. The ranch has also been on a prescribed burn program for several years. This has resulted in the return of many native prairie grasses, including Little Bluestem, Sideoats Grama, Indian Grass, and several other desirable species. Large hardwoods are dotted throughout the ranch such as Live Oak, Post Oak, Texas Shin Oak, plus there is Agarita, Persimmon, and Prickley Pear.



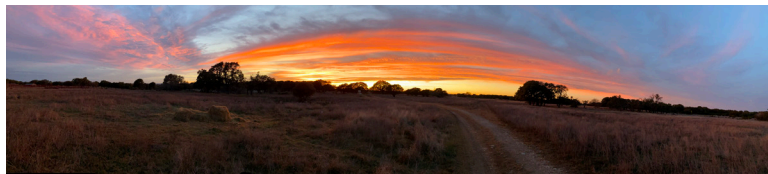
ELEVATION

This ranch offers drastic rolling topography providing fantastic views. Elevations range from 2000 feet to 2100 feet.



MINERALS

Surface sale only.



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554+ ACRES GILLESPIE COUNTY FM 783, KERRVILLE, TEXAS

This ranch is located 60 miles north of San Antonio, 23 miles north of Comfort, 40 miles north of Boerne, 12 miles south of Harper and 7 miles north of Kerrville, Texas. The property has frontage on FM 783.

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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.

TAXES

Ag Exemption.

MAP

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