

# PRISTINE VALLEY RANCH



**790+ Acres Bandera County**  
**Hwy 16**  
**Pipe Creek, Texas**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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Pistine Valley Ranch is a turn-key high-fenced game ranch, conveniently located just off HWY 16 in between Pipe Creek and Helotes in northeast Bandera County. While you are only 30± minutes outside of San Antonio, when you get into the ranch you feel like you are miles and miles from civilization. The gorgeous valley that flows through the ranch is surrounded by towering hills, providing complete privacy. The valley is bisected by a spring-fed creek which feeds the 3+ acre lake in front of the main house. The ranch has been family owned for over 60 years, and has just the right mix of usa-ble bottom-land to rolling topography, offering both incredible long-distance views and fertile soils studded with numerous Live Oaks and other hardwoods.



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## IMPROVEMENTS

Midway along the valley is the striking 5,500± square foot 4 bedroom / 3.5 bath timber and limestone custom home overlooking the lake. The house is set up perfect for en-tertaining, complete with an infinity-edge pool, hot-tub, and cabana. Entering the house, you are first greeted with a stunning Great-Room with high vaulted ceilings. A large trophy room is located just off the great-room. Take the elevator up to the 3rd floor dining room which has panoramic views of the surrounding valley. Across the lake sits the 2 bedroom / 2 bath foreman's house and just up the hillside behind the main house sits a quaint 1 bedroom/1 bath log-cabin. Other structural improvements include a large metal equipment barn with concrete floor, livestock/equestrian barn, hay barn with metal pens, and a lighted animal capture facility. There is an excellent road system in place, including a paved black-top road from HWY 16 into the ranch. Conveying with the ranch is a long list of equipment and rolling stock (Please contact broker for a complete list).



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## **WATER**

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Numerous drainages funnel down the valley into the spring-fed creek which feeds the 3+ acre stocked lake. There is one strong spring in the center of the ranch that flows year-round on average rainfall years according to the owner. The ranch has 4 water wells, 3 with electric submersible pump and one working windmill.



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## **TERRAIN**

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The diverse terrain has  $350\pm$  feet of elevation change across the ranch, ranging from 1500-1850 $\pm$  feet above sea level. The gently rolling bottom-land has been selectively cleared of cedar, allowing for multiple food-plots and flourishing native grasses stud-ded with numerous hardwoods. The hill-tops offer some of the most incredible views in Bandera County and are mostly all accessible via the well maintained road system.

## **WILDLIFE**

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Whitetailed Deer, Axis, Fallow, Aoudad, Rio Grande Turkey, and more.

## **TAXES**

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Wildlife Exemption.



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## 790± ACRES BANDERA COUNTY PIPE CREEK, TEXAS

The property is located 5± miles southeast of Pipe Creek, and 16± miles northwest of Helotes and Loop 1604. Access to the ranch is via a 0.4 mile paved deeded easement off of HWY 16.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://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.

### MAP

[Click here to view map](#)

### VIDEO

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DULLNIGRANCHES.COM](#)**

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