

# LESS RANCH



**2,269± Acres Kendall County**  
**650 Wild Turkey Blvd.**  
**Boerne, Texas**

 Kuper  
**Sotheby's**

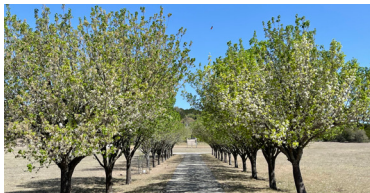
**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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It isn't very often that you discover such a grand tract of land with remarkable Live Water within close proximity of a major metropolitan area. Highlighted by the live stream Frederick Creek and its tributaries, seeps and springs, this already impressive property has the potential for its amazing water to be even stronger. Owned and operated by the same family since 1951, this land has unlimited subsurface water potential hidden in the valleys beneath the face of dramatic canyons. The ranch is located less than 5 minutes away from the Tapatio Springs Hill Country Resort, owned by George Strait, which is among the best golfing destinations in Texas. Nestled among large neighboring ranches, as well as being bordered by Kronkosky State Natural Area along most of the southwest, the ranch offers ideal seclusion with unchanging vistas into the future, and is only 20 minutes from San Antonio.



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## IMPROVEMENTS

Upon entering the property on a paved road, the main house offers great presence, made of native hand-cut stone and capturing views of the valley and lakes rimmed with hills. The limestone home is one-story, 3200± square feet and believed to have been built in 1935, showing great character and charm. The living room and dining room, each with rock fireplaces, are spacious and open, with knotty pine boards and vaulted beamed ceilings, plus 6-inch pegged oak plank floors. There is also a 400± square foot covered porch and a concrete floored basement beneath the fully equipped kitchen. An adjoining garage and workshop shows 924± square feet. The 1,280± square foot Guest House is of native rock veneer with a concrete beam foundation and concrete piers, featuring 4 bedrooms and 2 baths. The bedrooms all have a Jack & Jill bath in between on each side of the home. The large living room and kitchen are positioned in the center accented with a rock fireplace, with a loft above each set of bedrooms. There is a 336± square foot porch offering views and access to the swimming pool.



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## IMPROVEMENTS CONTINUED

A Caretaker's House is 300± yards from the main home and is one-story, 1,109± square feet, 3 bedrooms/2 baths. There is a fireplace and a 315± square foot porch. Additionally, there is an a 1,500 square foot enclosed barn and 1,000 square foot shed.

The property has both low perimeter fencing and high perimeter fencing. There is a good road system throughout including a scenic paved road from the entrance to the house. Several dams are located on the creek.



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## **WATER**

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Truly impressive Live Water is not only present, but has the potential to be developed even further. Large lakes, and constant creek tributaries are found throughout. 1.28± miles of Frederick Creek traverse the northeast side of the property, providing two nice lakes, while the tributaries of Frederick Creek run through the ranch for 4± miles along with another 1.77± miles of other Springs, seeps and drainages. Several stock ponds can be found on other tributaries. The majority of these waterways are above ground. The land areas that have underground water show large Sycamore trees, meaning that water is just underneath allowing for future water development opportunity. The ranch is highlighted by a dramatic cave with an Artesian-type water feature discharging an estimated 19,000 gallons of water each day and captured for decades in a 40,000-gallon cistern. This water features flows continuously into an old spring box from the top of the cave. It has been captured to provide water to the headquarters and Lakes, which is supplemented by a electric well. The well by the house is believed to be 600-700 foot deep and is in the Cow Creek aquifer. The windmill on the southwest ridge is believed to be 240-260 feet deep and is a grandfathered Edwards aquifer well.

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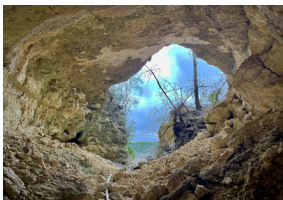
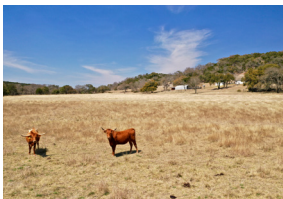
## WILDLIFE

The amount of water and large surrounding ranches and State Natural Area result in an abundance of wildlife. The light hunting for the past few years sets the ranch up nicely for a hunting paradise or sanctuary of wildlife. The property includes: Whitetail deer, Axis deer, Turkey, Dove, Hogs and varmints. The many water features provide plentiful opportunities for fishing and duck hunting.



## VEGETATION

The Less Ranch has a very impressive variety of vegetation. Vegetation varies in areas from ridgetops, slopes of canyons and wide scenic valley bottoms. On the ridgetops large Live Oak and Post Oak trees plus Ashe Juniper are found. Several areas on the ridgetops have been selectively cleared over the years presenting a park like area look. On the slopes of the canyons are also Shin Oak and Lacey Oak. In the valley and along the streams you find large Live Oak Trees, Sycamore and some Blue Tooth Maple. These special maple trees are rare and are only found in 5 counties of the Texas Hill Country. The valleys consist of open fields dotted with Live Oaks. Beautiful pear trees line the entrance drive to the main house. Other trees include Black Walnut, Spanish Red Oak, Black Cherry and a few Madrone trees.



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## ELEVATION

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Elevations range from 1,941± feet to 1,641± feet ASL, and give nearly 300 feet elevation change. This variance of terrain offers beautiful views throughout the ranch.

## MINERALS

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Surface only,

## TAXES

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\$7,616.28 (2021)



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# LESS RANCH

**2,269± ACRES, KENDALL COUNTY  
650 WILD TURKEY BLVD., BOERNE, TX**

This property is located only 5± miles west of Boerne, 20± miles from Loop 1604/San Antonio and 85± miles west of Austin, Texas. Wild Turkey Blvd. dead ends into the property with Roadrunner Circle bordering the property for .21± miles.

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)  
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## MAP

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## VIDEO

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DULLNIGRANCHES.COM](#)**

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