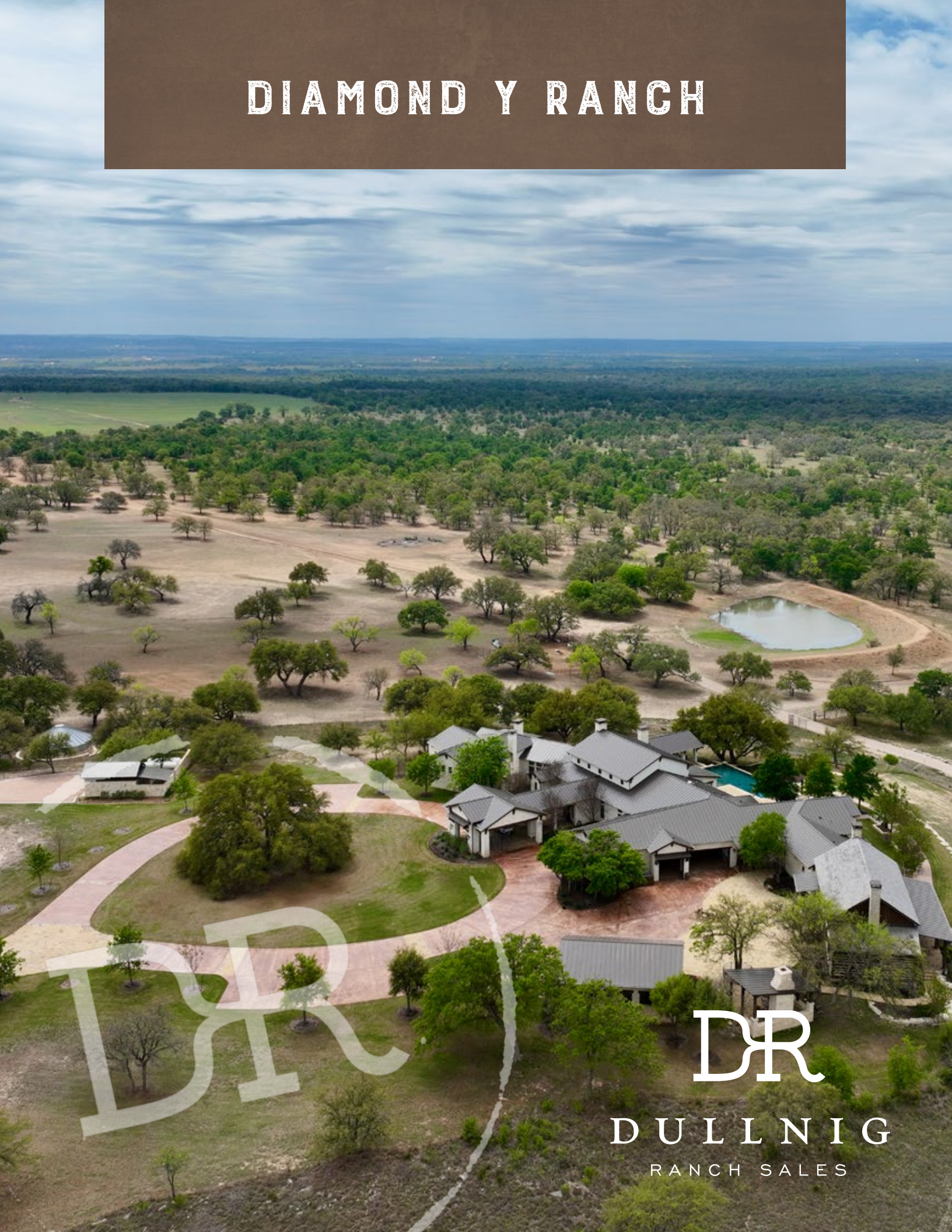


DIAMOND Y RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

The Diamond Y Ranch is a spectacular turn-key recreational and cattle ranch just 10 minutes to Main Street Fredericksburg. With its stunning main residence, historic homestead pasture, gently rolling terrain, fertile soils, and strong ground water, this show place checks every box for any discerning buyer looking for a hill country ranch.

STRUCTURAL IMPROVEMENTS

Main Residence

- 8,420 square feet, three bedrooms with ensuite bathrooms and four half baths
- Three car garage, plus two car covered parking and porte cochere
- Detached 1,404 square foot game room with powder room
- Total heated: 9,825 square feet
- Total covered area: 15,734 square feet

Built in the local Fredericksburg vernacular style, the main house is privately nestled on a hilltop in the center of the ranch, providing total privacy and sweeping views from both inside and outside the home. With a blended combination of limestone masonry, wood siding, log and stone mortar, timber headers, ironwork, and complimentary, multi-structure standing seam metal rooflines, main residence's exterior seamlessly merges with the surrounding hill country landscape. Inside, the centralized open-air living spaces provide warm and inviting gathering areas, while the guest wing and owner's retreat allow for separate, private havens. The detailed historic interior style demonstrated in the limestone walls, archways, art niches with limestone sills, timber headers, and custom vent and return air covers is paired harmoniously with a multitude of modern amenities, such as Hunter Douglas electronic window treatments, coordinated lighting, and five gas burning ceramic log fireplaces, creating a casual elegance with utility and function.

575± Acres

Gillespie County



575± Acres
Gillespie County



Once through the welcoming entryway, the home unfolds from the primary arcade into the grand living and dining room with a custom timber-trussed, vaulted ceiling. Tucked away next to the limestone fireplace is the wet bar with an ice-maker, sink, beverage fridge, and custom bar cabinetry. Through a masonry arch over the breakfast bar is the extensive gourmet kitchen with an attached breakfast area and butler's pantry. Down the hall from the kitchen is an eight-seat, double level movie theater, concessions bar, and powder room. On the other side of the primary hall is a second powder room and a wine cellar with vaulted ceiling, wine storage, and a refrigerated wine tower.

The extensive, luxurious master retreat wing includes: an exercise room, two offices/dens, both with gas log fireplaces; the master bedroom with hand-hewn beams, gas log fireplace, and French doors open to a private porch; and an ensuite marble bathroom with walk-in closet, double vanities, soaking tub, shower, steam shower and outdoor shower access.

Through the breakfast room is the secondary entry with an office nook, laundry room, third powder room, mud room and coat closet, and the guest wing. The bunk room includes five custom, built-in bunk beds and an ensuite bathroom with a bathtub/shower, triple sink trough, and walk-in closet. The guest suite provides a luxurious escape with a wet-bar, walk-in closet, a double-vanity ensuite bathroom with shower and adjoining outdoor shower, and a bedroom with large picture windows and access to a private porch.

With its wall of picture windows, gas log fireplace, stand-alone bar, powder room and custom gun room, the detached game room is a prime location for entertaining.

The home's exterior composition maintains the integrity of its natural surroundings while providing spaces for entertaining and appreciating this beautiful setting. The back porch includes an infinity pool, additional water features and fountains, a multitude of seating areas to take in the immense view, two fire pits, an outdoor wood-burning fireplace and outdoor kitchen with a gas grill, sink, warming drawer and bar seating. The front of the house includes a fountain roundabout and a covered viewing deck with an outdoor wood-burning fireplace.

575± Acres
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Homestead Pasture

- Original Homestead with three bedrooms, two bathrooms
- Homestead Back-house with one bedroom, one bathroom
- Dog Trot with two-bedroom suites, two ensuite bathrooms
- Saloon / Game Room
- Pavilion

With portions of it dating from the 1800's, the Homestead's historic two-story composition provides a timeless elegance with utility and comfort. Downstairs includes: an entryway; multiple covered porches; a honed granite countertop kitchen, with center-match ceiling and eat-in dining room; rock-walled living room with a wood-burning fireplace; two bedrooms with French door access to corresponding porches; a full bathroom with double access, and tub/shower combo; laundry and linen closets; and a full hall bath with a shower. Upstairs, an updated loft bedroom with a picture window overlooks the pond, and attached are two attic dormer rooms with the exposed original roof shingles and wooden beams. The detached back-house, with combined plastered stone and log-and-mortar exterior, is a charming two-story loft bedroom with a full bathroom with shower, and porthole windows.

Just past hitching posts and an old livestock pen is the plastered rock and log-and-mortar Dog Trot House. Traditional for this area, a dog trot house separates the bedrooms by open, covered breezeways and porches. The bedroom suites include a living room with a wood-burning fireplace, a coffee bar, and ensuite bathrooms with showers.

The Saloon is a former barn that has been converted into a family friendly bar and game room. It includes exposed beam-work, window bar seating, a kitchenette, a powder room and a large, covered porch.

Barn

-11,175 square foot fully enclosed barn with attached 1,142 square foot caretaker's quarters and covered parking area



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WATER

The Diamond Y Ranch has excellent water infrastructure which is serviced by its 6 water wells, the highest producing being the 200GPM well at the main residence. There are 6 stock ponds scattered across the ranch, 3 of which have piped water, assuring that wildlife and livestock never have to stress for a drink. Three major drainages traverse through the ranch, which combined with the high-volume well could provide great potential for a large lake-site on the property.

LAND/WILDLIFE

The ranch is teeming with wildlife including native whitetail deer, turkey, and a healthy population of free-ranging Axis. The gently rolling and usable terrain has elevations ranging from 1,580 - 1,640FT above sea level, with the main residence being positioned on one of the highest points on the ranch. The ranch is cross-fenced into several pastures allowing for yearly rotational grazing practices. There is an ideal mix of open pasture, including a 70 acre & 30 acre coastal field, to wooded areas studded with numerous Live Oaks and other native hardwoods. There is an excellent road system in place, providing easy access to every corner of the ranch, including the 0.5-mile paved road from the entrance up to the main residence.

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INCOME POTENTIAL

Currently the Homestead Pasture is being operated as a successful B&B, which a new owner could continue at their discretion. The B&B operation is ideally situated at the entrance to the ranch, ensuring that the main residence and remainder of the acreage enjoy total privacy and separation from the business.

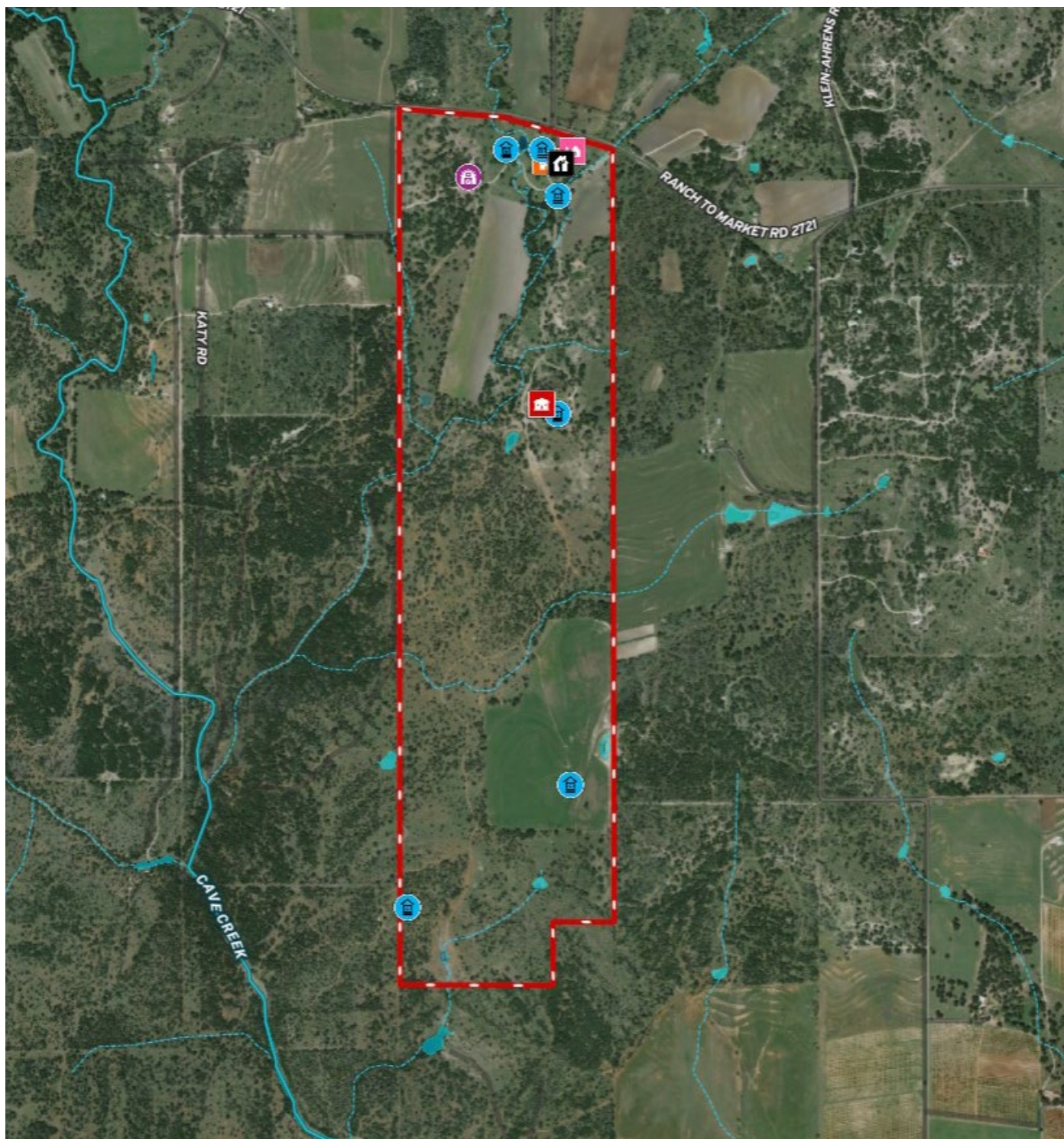
TAXES

Agricultural Exemption in place.

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MAP

[Click here to view map](#)



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575± ACRES GILLESPIE COUNTY RANCH ROAD 2721 FREDERICKSBURG, TX

Diamond Y Ranch is located in eastern Gillespie County just 10 minutes to Fredericksburg and just over an hour from both Austin and San Antonio. The ranch is minutes to all of the best vineyards the area has to offer and boasts 2,620 feet of paved road frontage along FM 2721.

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