

RUST RANCH



DULLNIG
RANCH SALES



DESCRIPTION

This Mountain Home ranch offers the finest of the Hill Country with its beautiful Johnson Creek frontage, hilltop views, and rugged canyons and springs. Owned and operated by the same family since the 1940's, this is a rare opportunity to acquire a ranch in this desirable area with both live water and plenty of acreage for hunting and ranching. With utilities in place on both sections of the ranch, there is potential for customized improvements for the new owners.

1,442± Acres

Kerr County

IMPROVEMENTS

On the creek-side of the property is the two-bedroom, two-bathroom main house that was built in the early 1900's, along with equipment barns. Additional improvements on the property include a ranch manager's house and storage shed. There is both high and low fencing in place; along with low cross-fencing throughout, there is a 256± acre high-fenced portion contains four breeding pens and working pens.



***1,442± Acres
Kerr County***

VEGETATION AND TERRAIN

Trees common to the Hill Country, such as live oak, Spanish oak, black walnut, shin oak, lacey oak, pecan, escarpment black cherry, hackberry, Ashe juniper, escarpment live oak, mesquite, and cypress are seen throughout the property. Forage common to the area: Texas persimmon, twisted acacia, agarita, prickly pear, twisted yucca, kidneywood, Texas creeping oxeye, tasajillo, green briar, sacahuista, mountain pink, and prairie tea. Common grasses: silver bluestem, little bluestem, KR bluestem, Texas grama, three awn, Texas wintergrass, Lindheimers muhly, seep muhly, curly mesquite, side oats grama, and hairy grama.

Elevations range from 1,850 to 2,052± feet, providing both vistas to enjoy the Hill Country views, and striking bluffs and hills that frame the creek bottom.



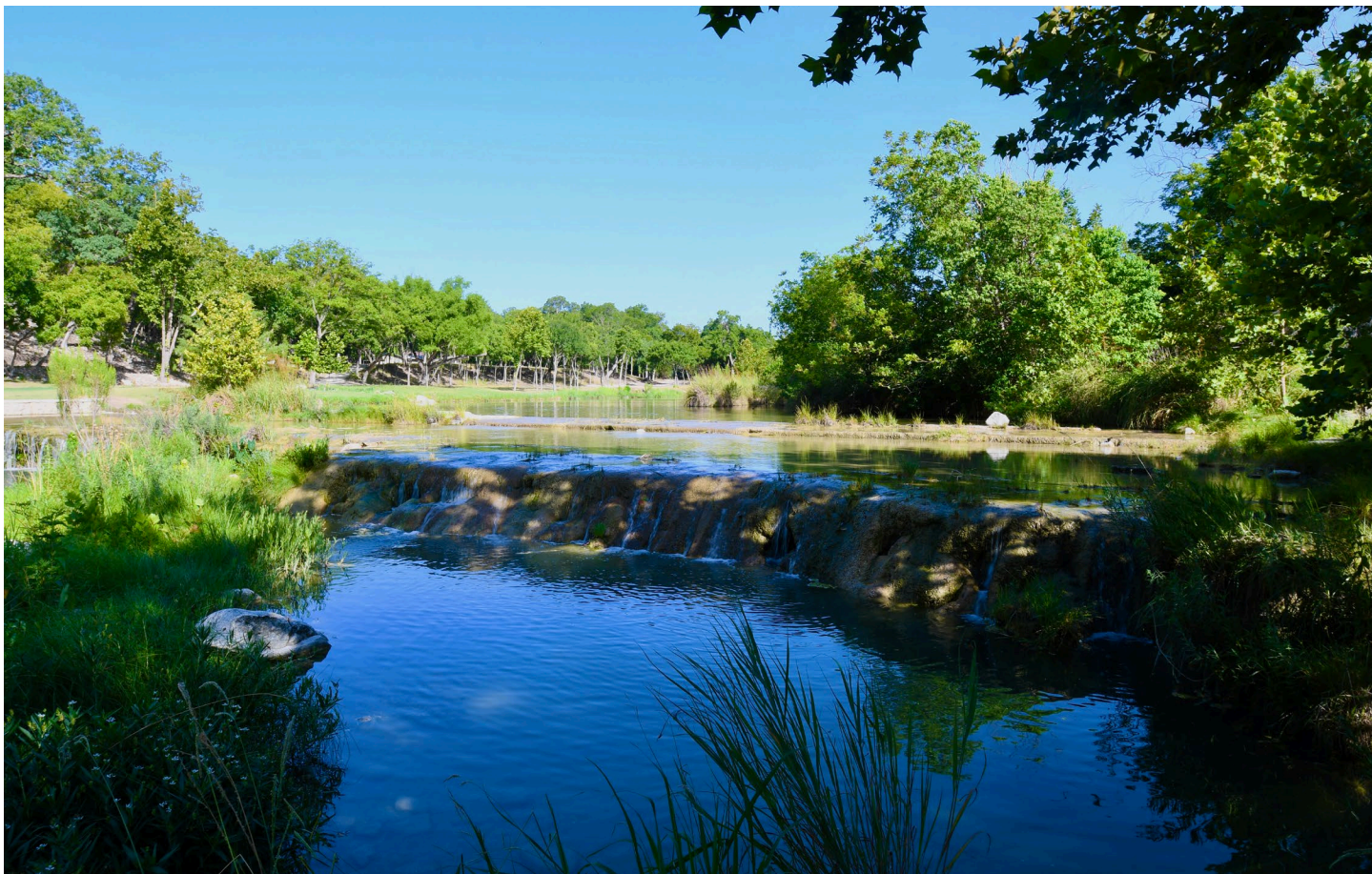
1,442± Acres
Kerr County

WILDLIFE

Free ranging Axis deer, White-tailed deer, feral hogs, and turkeys roam along the creek while native White-tailed deer, hogs and turkeys are common in the high-fenced portion. The riparian habitat includes largemouth and Guadalupe bass, catfish, several species of sunfish and bluegill, and also attracts native songbirds and numerous waterfowl.



***1,442± Acres
Kerr County***



WATER

Over a mile (6,850'±) of Johnson Creek constantly flows through the ranch. With 3,296'± of both sides of the creek, deep swimming pockets, some as much as 30± feet, rippling waterfalls, spring-fed cool spots, and shallow wading areas, the creek is a naturally diverse primary feature of the ranch. Located within the Edwards Plateau ecoregion, Johnson Creek is an ecologically significant waterway, contributing significantly to the baseflow of the Guadalupe River. Part of Fessenden Branch, West Dry Branch, and a multitude of additional springs are on the property that have fed ponds in the past, as well.

There are three water wells. See broker for additional water rights information.

TAXES

\$3,620.69 (2023)

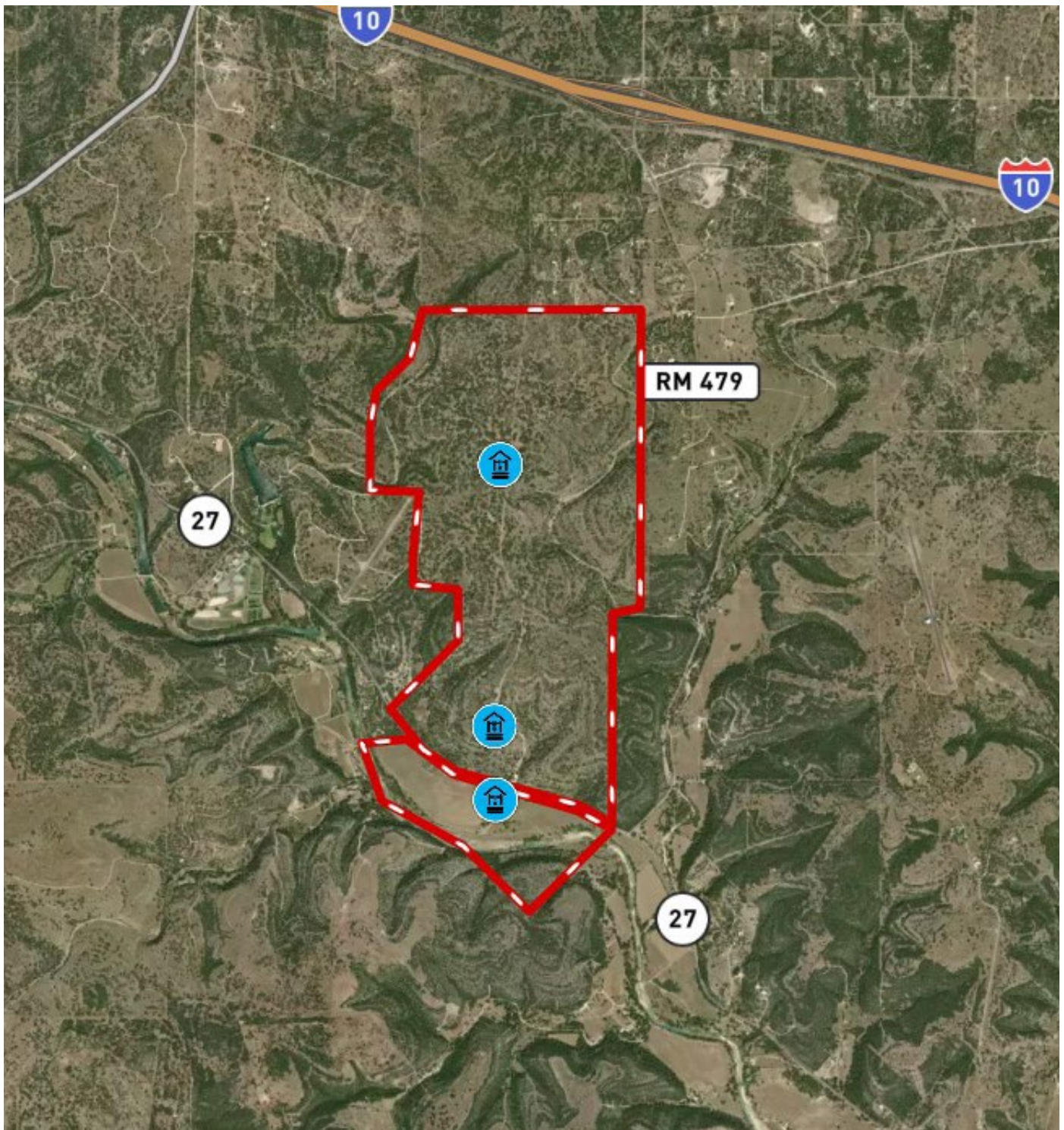
MINERALS

Negotiable. No current production.

1,442± Acres
Kerr County

MAP LINK

[Click here to view map](#)



***1,442± Acres
Kerr County***



1,442± ACRES KERR COUNTY 4805 JUNCTION HWY MOUNTAIN HOME, TEXAS

There is over a mile of frontage (5,840'±) on Hwy 27, along with an additional 1,118'± on Byas Springs Road. The ranch is conveniently located 4± miles south of Mountain Home on Hwy 27, 7.8± miles from Ingram, 19± miles from Kerrville, 82± miles from San Antonio, 118± miles from Austin, 254± miles from Midland, 277± miles from Houston, and 310± miles from Dallas. Kerrville Municipal Airport (KERV) is 5 miles SE of Kerrville and has a 6004' runway.

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

PROPERTY WEBSITE

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VIDEO LINK

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RANCH SALES

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