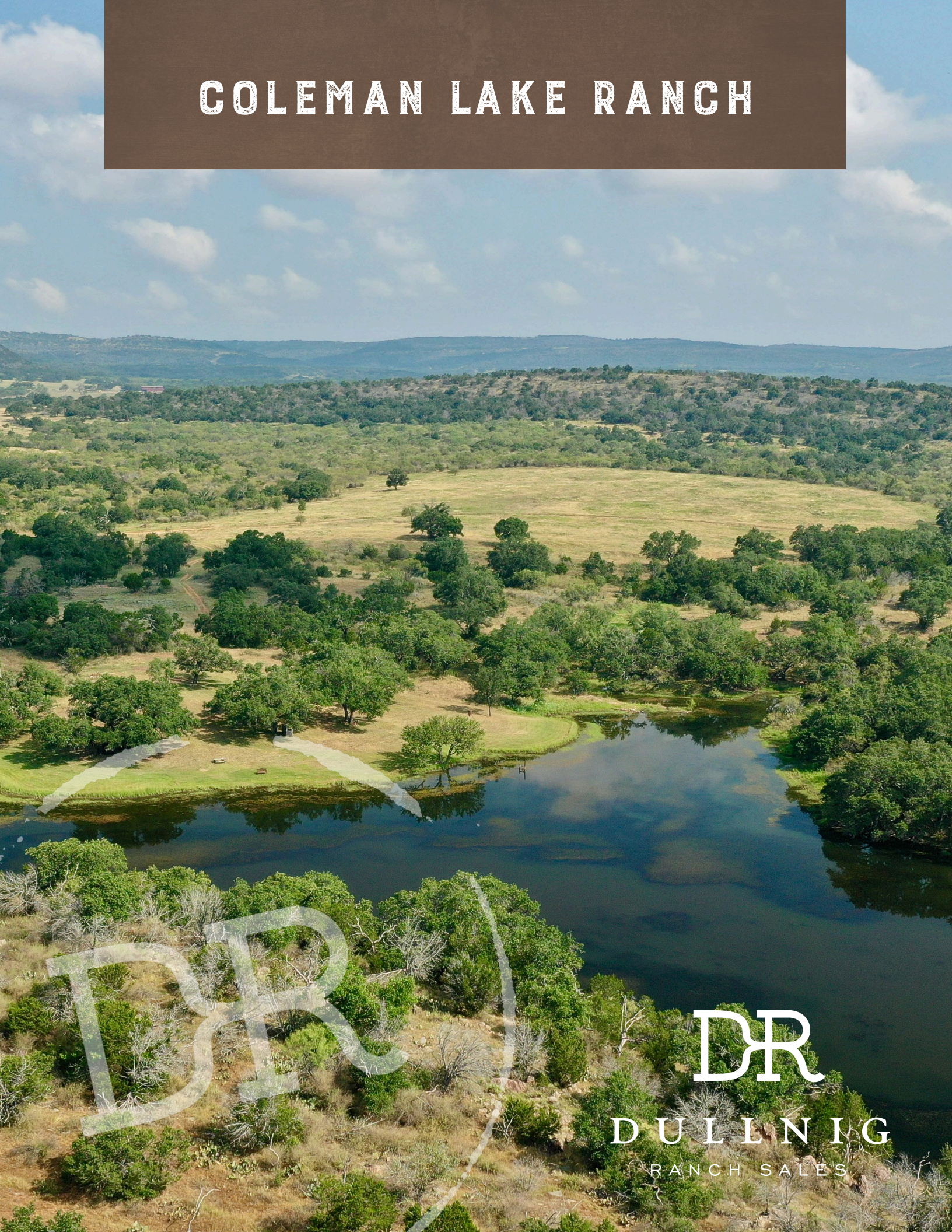


COLEMAN LAKE RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Only one hour from Austin yet ideally secluded, Coleman Lake Ranch has the ultimate Hill Country location and natural beauty. With its excellent subsurface and surface water, picturesque old historic improvements, large hardwood trees throughout and amazing views, this is truly a unique property.

IMPROVEMENTS

The improvements complement the size of the property. The recently renovated original historic 4-bedroom, 2-bath home has an open concept kitchen, dining and living area that are great for entertaining, updated bathrooms, and a front porch with calming long-distance views. Next door to the main house is a 700 s.f. apartment with 1-bedroom, 1-bath that sits atop a workshop and a separate storage room. An equipment barn and separate cedar-lined storage building are also a short walk from the main house. Surrounding the residences is a lush, well-maintained lawn with a recently installed 45-stage water sprinkler system. A 3-bedroom/2-bath modular home serves as a foreman's house. All perimeter and cross fences are 7± years old, 5-strand barbed wire and are in excellent shape. The land is divided into 16 pastures and all pastures have a water source. Additional improvements include two metal hay barns that are 40 x 100± feet, old cedar pens, pipe pens, and several historic barns.

1,116± Acres

Llano County



***1,116± Acres
Llano County***

WATER

This ranch has excellent subsurface and surface water which is unique for Llano County. The highlight of the surface water is the 7± acre, 25± feet deep Coleman Lake which offers great bass fishing and duck hunting. This impressive lake has continued to hold water even through the worst of the drought. Additionally, there are seven stock tanks scattered throughout the ranch, most of which are supplemented by one of the wells. Seasonal Barnett and Spring Branch Creek both traverse the property. Spring Branch runs for 1.6± miles and the Barnett Branch crosses the northeastern part of the ranch for 1.1± miles. These seasonal drainages run water during wet times and hold pools of water after heavy rainfall. Six water wells provide water throughout the ranch; three wells are powered by solar and the other three are electric. The house well is a solar well that feeds the 30,000± gallon house cistern, circa 1875. From this cistern, water runs to dairy barns, horse barn, working pens and several water troughs. The sixth well is electric and provides water to the foreman's house. Over 5± miles of 1.5" Schedule 40 PVC lines are buried throughout supplying all five tanks and the numerous water troughs. Subsurface water is definitely not an issue here.



1,116± Acres
Llano County

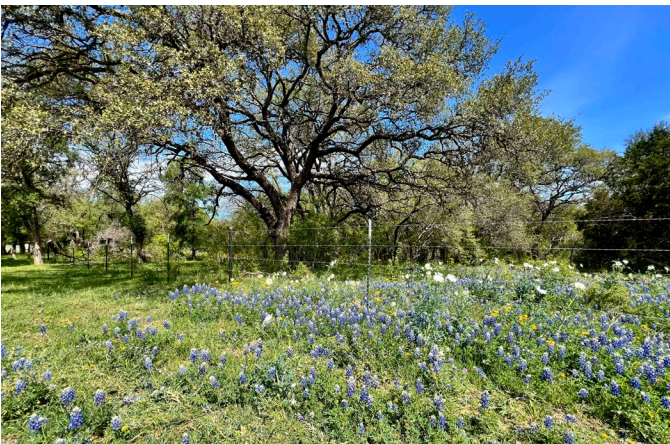


ELEVATION

There are incredible views with elevations ranging 1,040 feet ASL to 1,244 feet ASL. On the top of these high hills you can see all the way across to Horseshoe Bay, which is over 12± miles away.

VEGETATION

The property has been selectively cleared to enhance the habitat for wildlife and cattle. Beautiful fields are strategically designed throughout the property. The owner has cut up to 500 round bales a year off the hayfield. These open areas are predominantly native grasses such as Wilman Loves Grass. Large Live Oak and Spanish Oak trees are found throughout the property and are lined along the banks of the creeks along with Cedar Elm and Hackberry. There is plenty of cover for wildlife consisting of White brush, Persimmon, Agarita, Cedar, Mesquite, Prickly Pear and others.



1,116± Acres
Llano County



WILDLIFE

The ranch has an abundance of game due to habitat management and the distribution system of water. All of the fields create edges which is an attraction for game. Large trees and lighting areas allow for good turkey habitat. The tanks and lake provide good bass fishing and seasonal duck hunting also. Wildlife includes Whitetail deer, turkey, hogs, quail and dove. Free ranging exotics such as elk and Mouflon rams have been seen on the property.

TAXES

See Broker.

MINERALS

Owner is believed to own 50% of the minerals. Owner will convey all that he owns.



1,116± Acres
Llano County

MAP

[Click here to view map](#)



1,116± Acres
Llano County



1,116± ACRES LLANO COUNTY CR 308 - CR 308 B LLANO, TEXAS 78643

This ranch is a pleasant 15± miles from Horseshoe Bay Resort and its private airport, 18± miles south of Llano, 22± miles west of Marble Falls, 30± miles from Bee Caves, 30± miles north of Johnson City, 58± miles north of Blanco, 45 miles from Barton Creek, 50± miles west of Austin, and 80± miles from San Antonio. The property has frontage on both County Road 308 and 308 B, with 1.18± miles on CR 308 and 2.5± miles of 308-B.

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

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

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