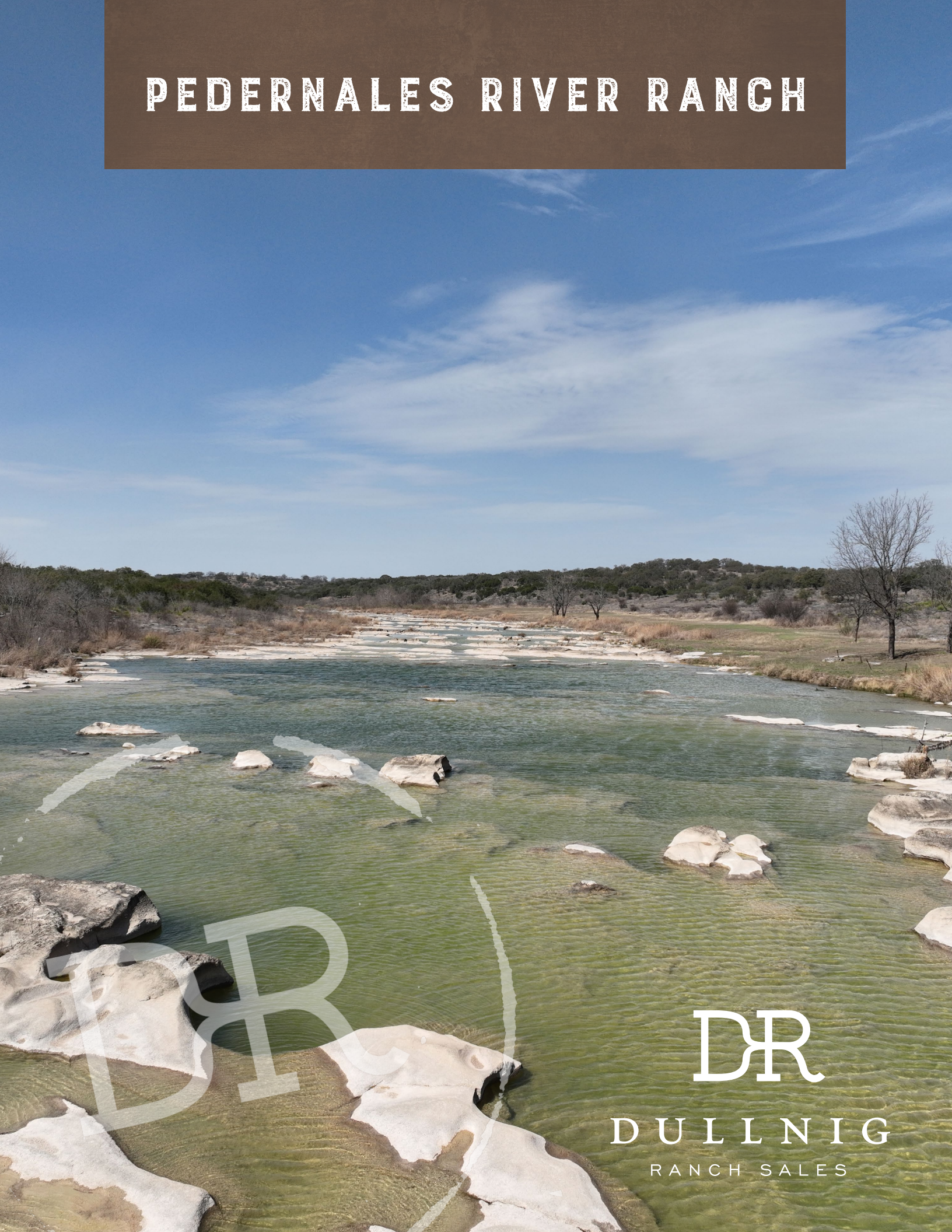


PEDERNALES RIVER RANCH



DR

DULLNIG
RANCH SALES

DESCRIPTION

Here is a beautiful live water ranch only minutes from Dripping Springs in the highly desirable Cypress Mill area. Being only one hour from Austin, this makes a great weekend getaway or full-time residence. Both sides of the Pedernales River, with deep pockets, river rock bottom and rapids, flow for over a half mile through the property. The nice home sits on the banks of Cottonwood Creek, which has multiple dams that create great water features in normal rain years. This is a turnkey, high-fenced, and conveniently located property, with potential to be a great long-term investment that can be immediately enjoyed by family and friends.

IMPROVEMENTS

The 6-bedroom, 6.5-bath ranch home sits on the banks of Cottonwood Creek and has a large separate office/game room. The creek has multiple dams creating deep pockets of water. A large gazebo overlooks the Pedernales River frontage. The perimeter is high-fenced and there is a good road system to access all parts of the ranch. Four water wells service the home and multiple wildlife/cattle water troughs strategically located throughout. Additional improvements include a large equipment/pole barn and a set of cattle pens.



611± Acres

Blanco County



611± Acres
Blanco County



VEGETATION/TERRAIN

This property has a gentle roll from the entrance down to the home and river frontage, with an elevation change of 120'± from north to south. Loaded with Live oaks, post oaks, and elm, along with selective cedar clearing that creates areas of open, native vegetation and dense brush cover for wildlife habitat.

WILDLIFE

This high-fenced ranch is a wildlife paradise. Native species include Whitetail, turkey, hogs, dove, and various varmints. Exotics include Oryx and Blackbuck antelope.



611± Acres
Blanco County



WATER

There is a tremendous amount of water located on this property! Over half a mile of both sides of the Pedernales River, with some areas said to be over 12' deep. Over 2,000±' of Cottonwood Creek, with three dams creating great pools in normal rain conditions. Four water wells service the improvements and wildlife.



611± Acres
Blanco County



MINERALS

Unknown.

TAXES

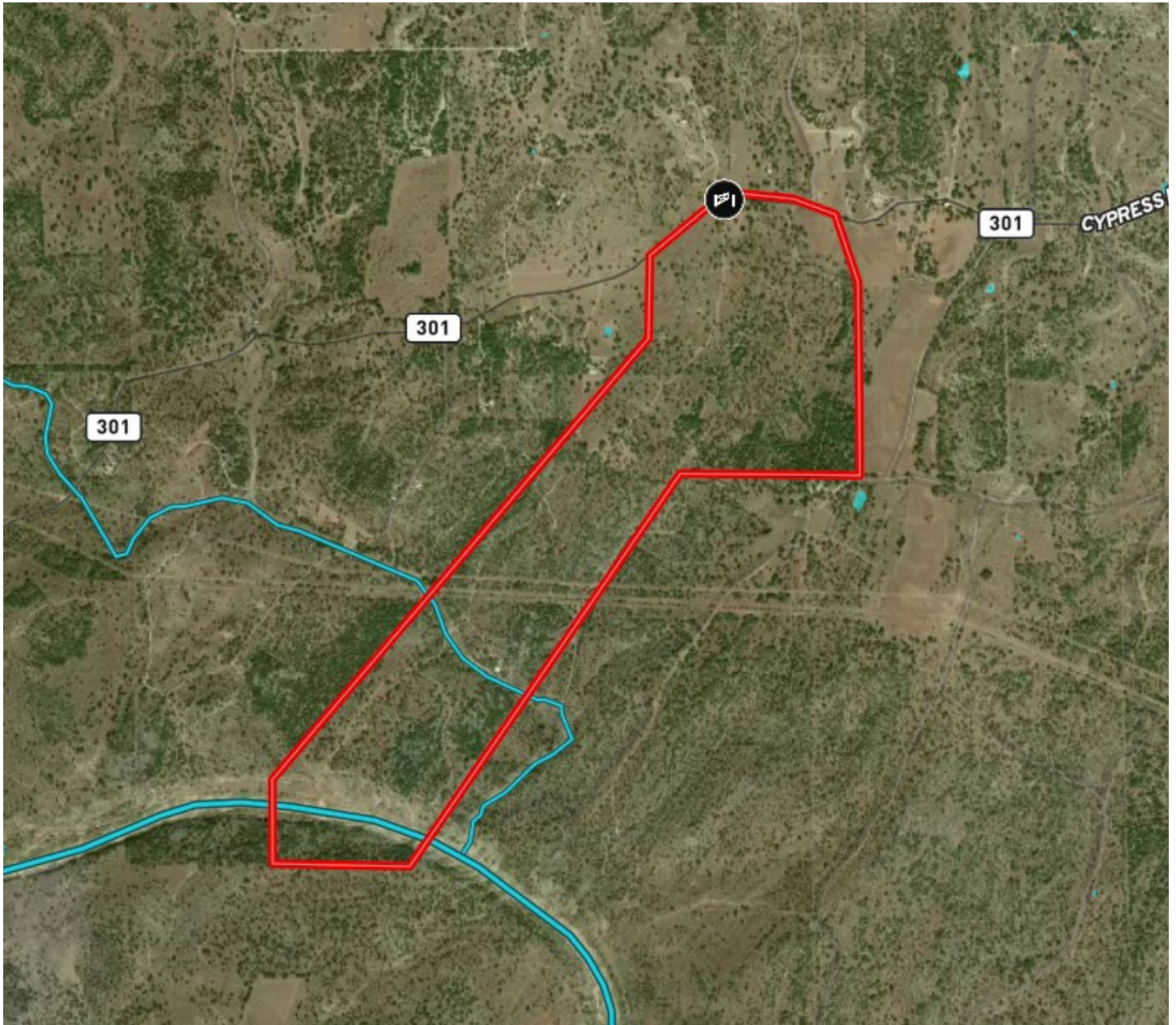
\$3,500/year Agricultural exemption



611± Acres
Blanco County

MAP

[Click here to view map](#)



611± Acres
Blanco County



**611± ACRES BLANCO COUNTY
3868 CYPRESS MILL
JOHNSON CITY, TEXAS**

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](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.