

# BOERNE RANCH



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Conveniently located less than 10 minutes from historic Boerne, this Kendall County ranch with widespread appeal has been in the same family for over 30 years. With move-in ready residences and limitless potential for land improvement, this ranch would make a great weekend getaway or full-time residence, or appeal to an investor with its array of future development possibilities. The combination of flat land with fertile soils along with the amazing Hill Country views provides a diverse landscape with an impressive assortment of topography.

***286± Acres***

***Kendall County***

# IMPROVEMENTS

This ranch has very practical improvements set up for the full enjoyment of its desirable Hill Country location. The 3-bedroom, 3.5-bathroom main house is nestled amongst a collection of grand live oak trees and has a full-length back porch along with a limestone patio with a built-in smoker and grill. The living room and kitchen are the focal point of the main house, with the natural light streaming into the great high ceilings of the open-concept gathering areas through large picture windows on each side. The kitchen is enhanced by a convenient utility kitchen. The primary bedroom has a connecting office/sitting room and a screened-in porch. There is a formal dining room and two additional bedrooms, each with ensuite bathrooms. The second smaller house has 3-bedrooms, 2-bathrooms and is great for additional guests or family use. This second house also has a full-length porch and a limestone patio with an outdoor fireplace. Other improvements include a hay barn and a charming historic red barn which provides storage for vehicles and tools, plus an office and a bathroom. The ranch has a low-fenced perimeter and a hay field that is crossed fenced for rotating cattle.



**286± Acres**  
**Kendall County**



## **WATER**

There are three ponds on this ranch which catch run-off from the prominent drainage that runs from north to south. The pond near the home is supplemented by one of the water wells to help keep it full. Two water wells are located near the headquarters. The house well is believed to be 700± feet deep and can produce 30± gpm. The old windmill well, which is now connected to power, is believed to be 660± feet deep and can produce 55± gpm. The property is over the Cow Creek Aquifer. Boerne City Lake Park is only 2± miles from the gate and offers water activities such as swimming, kayaking and fishing.

## **WILDLIFE**

The ranch is loaded with native wildlife including White-tailed deer, turkey, dove, feral hogs, and varmints, and there is a healthy population of free ranging Axis deer present, as well.

***286± Acres***

***Kendall County***



## TERRAIN/VEGETATION

There is a great number of large live oak and cedar elms that line the two valleys on the ranch. These valleys have been cleared of cedar allowing all the beautiful hardwoods to notably thrive and the native grasses to flourish. Some of the other prominent tree species are Spanish oaks, black walnut and cedar trees. Being a working cattle ranch, the property includes a 27± acre hay field that currently produces many round bales for feeding livestock. One of the highlights is the large hill that runs right through the middle of the property; a road traverses the top of this hill and provides spectacular Hill Country views, including a view of Boerne Lake. The elevation changes from 1,600± feet ASL to 1,876± feet ASL.

## SCHOOLS

Boerne ISD.

## TAXES

Ag Exempt.



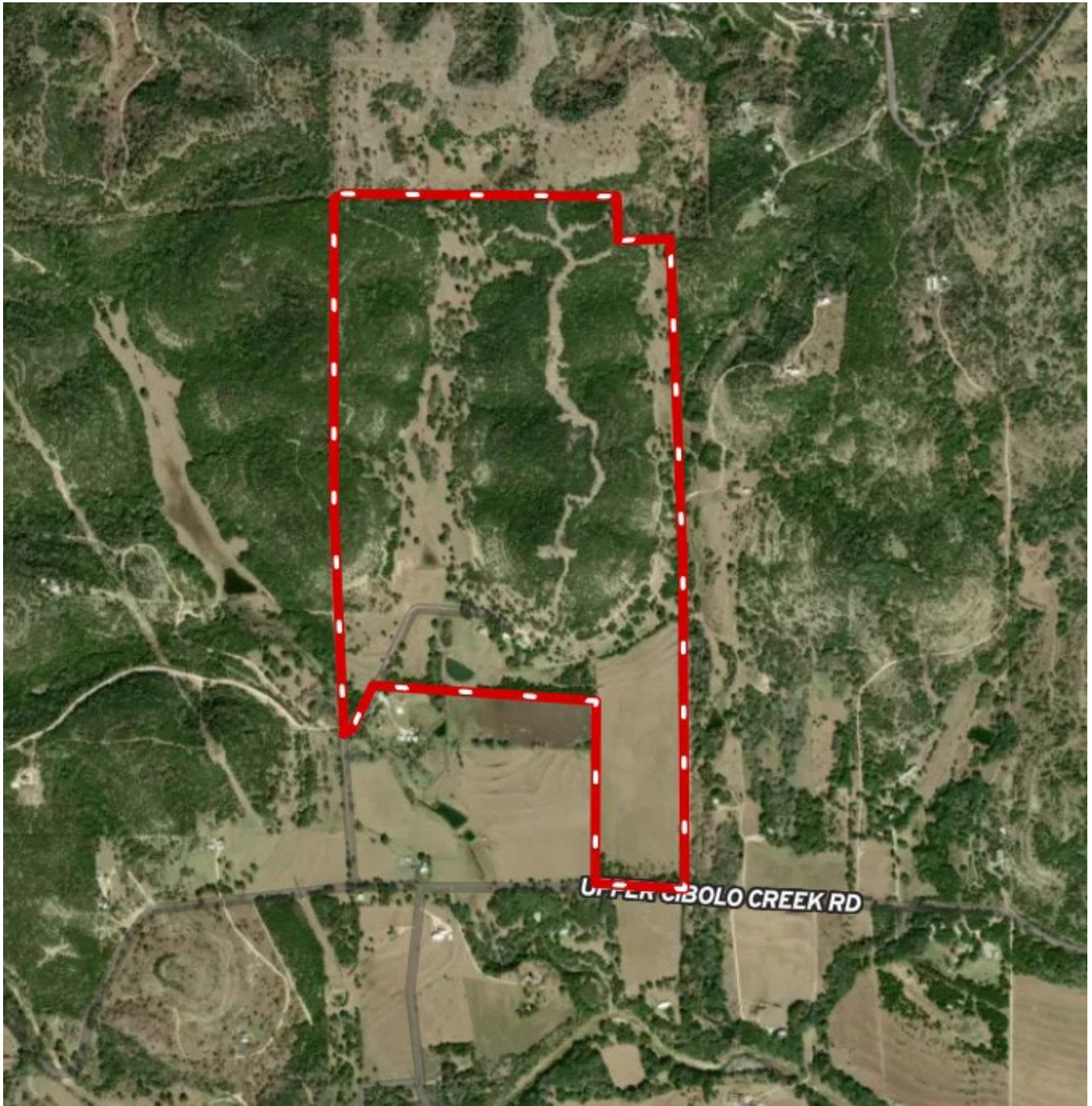
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## MAP LINK

[Click here to view map](#)



***286± Acres***  
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## 286± ACRES KENDALL COUNTY UPPER CIBOLO CREEK ROAD BOERNE, TEXAS 78006

There is 730± feet of frontage on Upper Cibolo Creek Rd along with access via the end of Nottingham Lane. The ranch is located 2± miles from Boerne City lake, 6± miles NW of Boerne, 15± miles SE of Comfort, 35± miles S of Fredericksburg, 37± miles NW of central San Antonio, 90± miles SW of central Austin and 230± miles W of central Houston.

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### PROPERTY WEBSITE

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RANCH SALES

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