

AKAUSHI RANCH



DR

DULLNIG

RANCH SALES

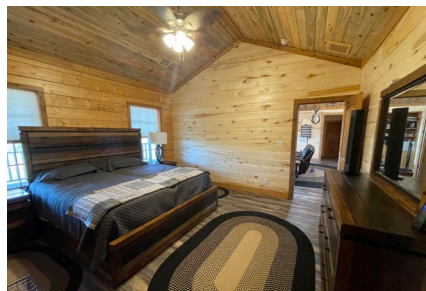


DESCRIPTION

With sprawling porches and pastures, sunrises and sunsets, and beautiful views all around, Akaushi Ranch is a beautiful property in the attractive growth area of the Texas Triangle. Privately accessed just off the beaten path of Rifle Road, the ranch's centerpiece is a very nice and newly built custom log home perfect for entertaining family and friends. This well-watered ranch has two Carrizo wells and two ponds. The landscape is decorated with pines, oaks, native and improved Bahia and Bermuda grasses, with approximately half open and half wooded terrain. If you're looking for a recreational cattle and hunting ranch in a great area, this is a must see.

IMPROVEMENTS

The custom log home built in 2022 is 1,600 sf 3-bedroom, 2 bath with comfortable living space, and is surrounded by a 1,900 sf 10' wide wraparound porch, ensuring shade and long scenic views. The house is all electric with a propane generator backup system, Starlink internet and good cell service.



200± Acres
Caldwell County



*200± Acres
Caldwell County*

VEGETATION AND TERRAIN

Pines, oaks and other hardwoods can be found throughout, with sandy loam soil, rolling hills and mild creek drainage areas.



200± Acres
Caldwell County

WILDLIFE

A variety of native wildlife can be found on the property, such as White-tailed deer, hogs, turkey, dove and varmints.

WATER

There are two Carrizo wells, 300 and 360 ft deep, with water level rise to 125'. The solar livestock well is 12 gpm and was drilled in 2022. The electric house well is approximately 12 gpm. The ponds are creek fed with the ability to supplement well water as needed.

MINERALS

Surface only.

TAXES

Ag Exempt 2023 \$5,860.31.



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MAP

[Click here to view map](#)



200± Acres
Caldwell County



**200± ACRES CALDWELL COUNTY
2052 RIFLE ROAD
ROSANSKY, TEXAS 78953**

Akaushi Ranch is 30 minutes from the Luling Buc-ee's, 58± miles from Austin, 81± miles from San Antonio, and 138± miles from Houston.

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](#)

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