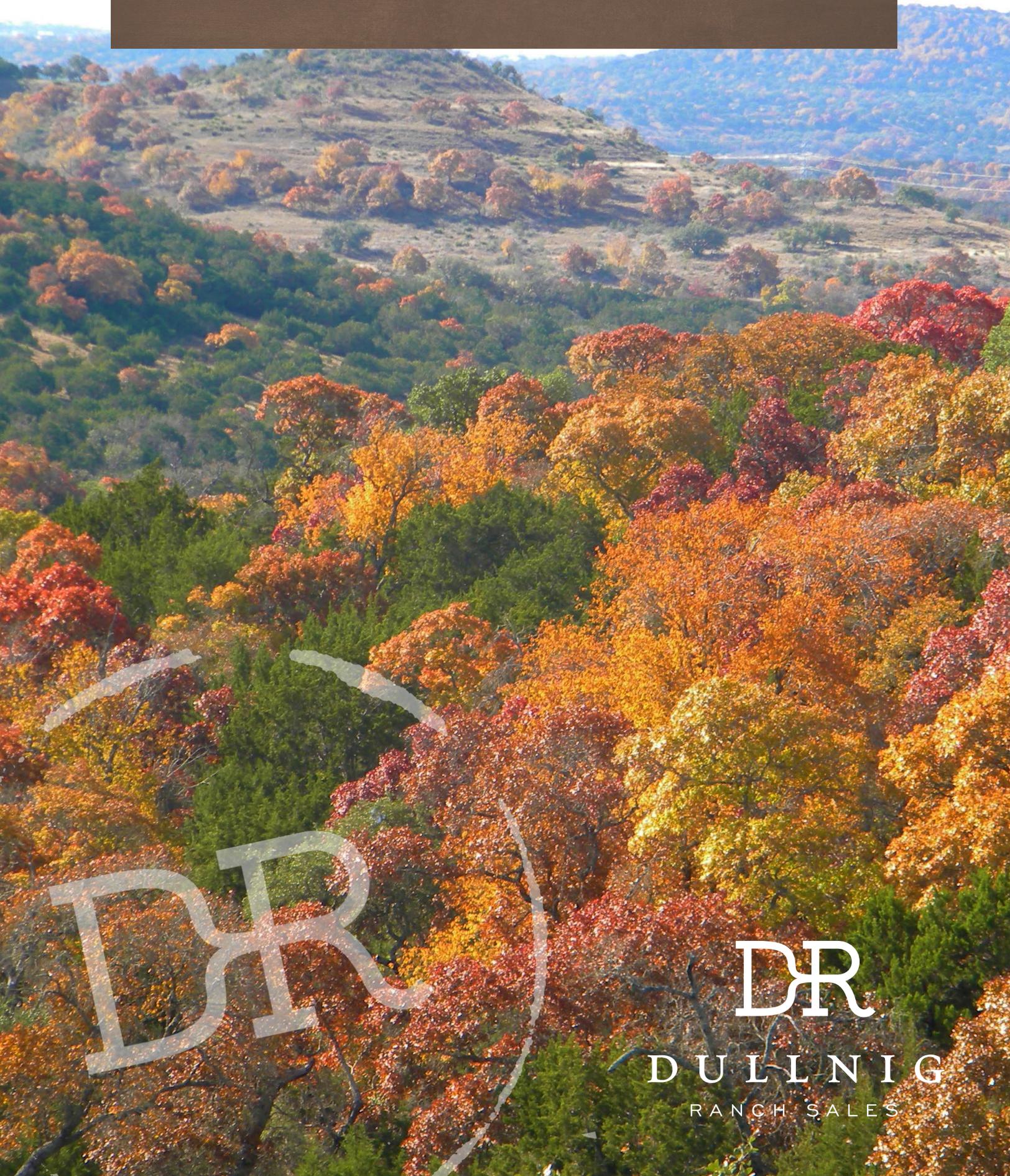


# SUELTFENFUSS RANCH



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Sueltenfuss Ranch is a beautiful Hill Country ranch that has been in the same family since the 1890's. Located in the highly sought after Comfort area, with its breathtaking views, abundant game, and just a short drive to Fredericksburg and Kerrville, the potential for this property is limitless. The ample road frontage and location make this both a great investment opportunity and an easy rural getaway spot.

## IMPROVEMENTS

There are two older homes on the property, one being an early 1900's stone house with great bones and potential to be tastefully renovated to a buyer's liking. The second wood framed house was built in 1918 and was moved to the ranch in 1964. There is also a variety of additional future building sites with spectacular views. There is a great road system with a newly improved road that provides easy access by vehicle to the elevated portion of the property.

***891± Acres***

***Kerr County***



*891± Acres*  
*Kerr County*



## **WATER**

There are several drainages on the property, the largest one being Hasenwinkel Creek, that will run and hold water during times of rainfall. The Creek and several of the other drainages have potential to be improved into substantial water features. Two ponds are present and there are two water wells.

## **WILDLIFE**

This ranch has an abundance of native and exotic wildlife. The native wildlife species include White-tailed deer, turkey, dove, wild hogs, and varmints. There is a healthy population of free roaming exotics on the ranch with the most abundant species being axis deer but others such as aoudad, black buck, sika and barbados sheep have been seen.

***891± Acres***

***Kerr County***



## TERRAIN/VEGETATION

A great mixture of hardwood trees are present across the ranch which primarily include Live Oak, Spanish Oak, and Cedar Elms. Along the creek drainages are both Pecan trees and Black Walnut trees. There is a mixture of flat usable land with deeper soils and elevated terrain providing spectacular hill country views. The elevation ranges from 1,680± feet above sea level to 2,000± feet above sea level.



*891± Acres*  
*Kerr County*



## **SCHOOLS**

Comfort ISD.

## **TAXES**

Ag Exempt.

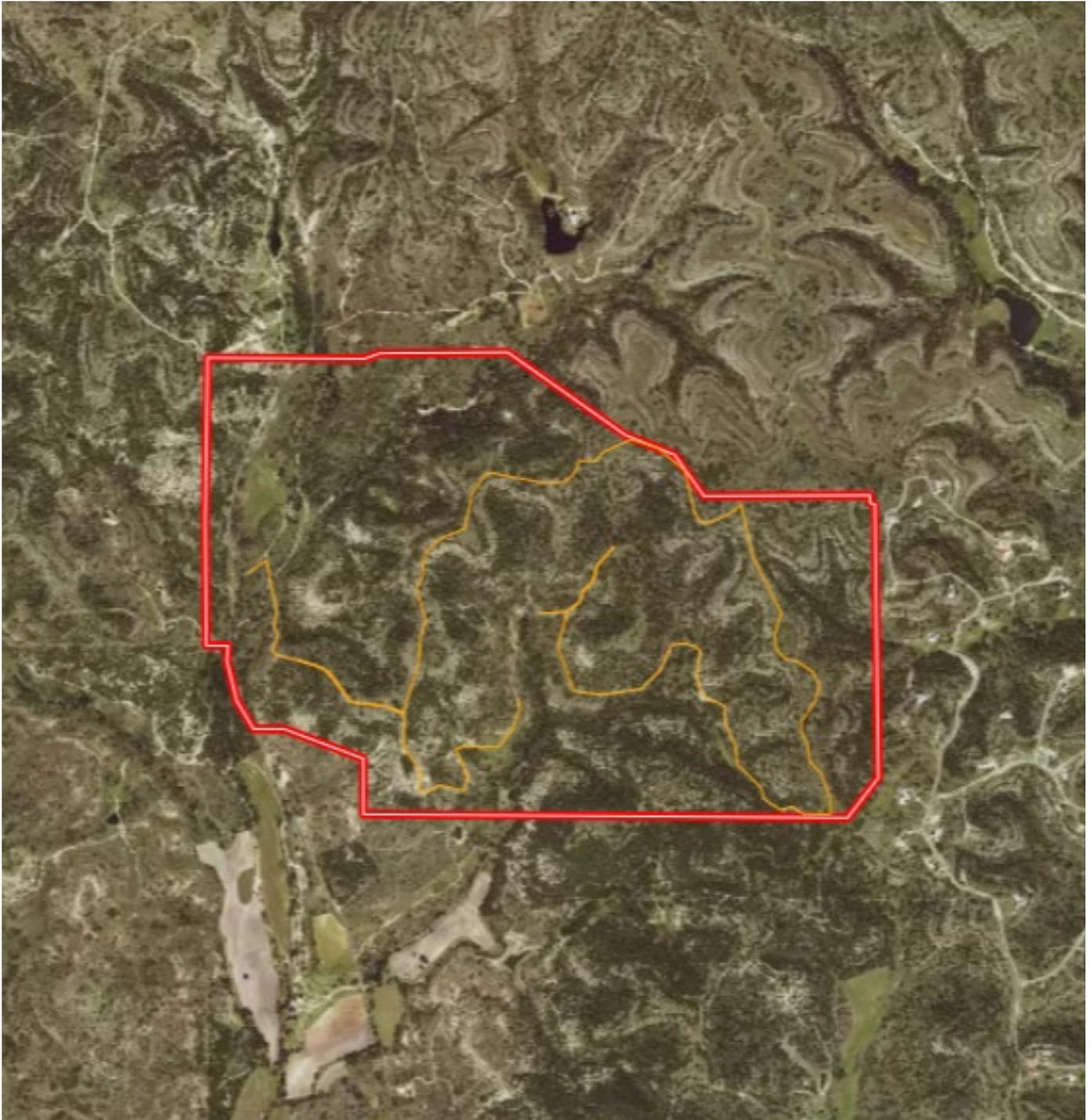
## **MINERALS**

Negotiable.

***891± Acres***  
***Kerr County***

# MAP

[Click here to view map](#)



***891± Acres***  
***Kerr County***



## **891± ACRES KERR COUNTY 661 HASENWINKEL RD COMFORT, TEXAS**

The property is located 8± miles N of Comfort, 18± miles S of Fredericksburg, 18± miles E of Kerrville, 55± miles NW of downtown San Antonio, 40± miles NW of Loop 1604, 95± miles SW of Austin and 250± miles W of Houston. The Kerr County Airport (KERV) is 16± miles away and the San Antonio International Airport (SAT) is 50± miles from the property.

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