

NORTHBRIDGE RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Northridge Ranch is a gentleman's Hill Country ranch that offers seclusion with luxury. The main house and guest quarters are thoughtfully executed, the land is attractive and usable, and the paved road frontage makes for easy access. This would be a great full-time residence or weekend getaway, and also has income potential with short-term rentals.

IMPROVEMENTS

The main compound was all custom built by the current owner in 2021. The 3,666 square foot 2-bedroom, 2.5-bathroom main house has ample natural lighting with tranquil views of the nearby pond and manicured natural landscape from your kitchen, dining, living and primary bedroom. Bringing a natural feel indoors, the interior includes hickory and American walnut cabinetry and high ceilings throughout with solid red cedar beams. The spacious primary suite has dual vanities, large walk-in shower, built-in tub and ample closet space. The office provides a productive space for when you need to stay connected. The back porch, also overlooking the pond, runs the entire length of the house and has two tiers plus a pergola with ceiling fans and strung lighting to add to the ambiance. The guest quarters are connected to the main house by a peaceful courtyard with a cluster of oak trees set amongst a water garden, which begins with a waterfall and traverses through the courtyard. The three private guest suites have kitchenettes, full bathrooms and each have separate entrances leading to the courtyard. There is a 5-car garage offering ample parking and storage. Across the pond from the main compound is a cedar gazebo, creating more outdoor living space with rock flooring, granite countertops, a large fire pit, and a built-in pizza oven. The gazebo has power and water with one sink. A separate 1-bedroom, 1-bathroom guest cabin was recently renovated and is located a short walk through the woods and has its own separate entrance from the county road.

60± Acres

Kerr County



OTHER IMPROVEMENTS

- High-fenced garden with 10 raised beds
- Hiking trails
- Perimeter and cross fencing
- Custom front gate
- Solar panel to supplement the electric bill
- Additional impressive features to be disclosed to interested qualified buyers. Please call broker for details.



60± Acres
Kerr County



WATER

This property has one pond that is close to a half-acre in size. This pond is lined and has an island with a wooden bridge, floating fishing dock, aerators, a manicured setting and is supplemented by one of the water wells. There is another pond that is filled by natural runoff and will hold water for several months after a good rain. There are two water wells that service the houses and several water troughs for the livestock and wildlife.



60± Acres
Kerr County



TERRAIN/VEGETATION

This property has usable gently rolling terrain which provides long distance views in several locations. The majority of the land has been selectively cleared of cedar highlighting the plethora of large Live Oak trees. There are patches of cedar trees left which provide privacy from the road and cover for wildlife.



60± Acres
Kerr County



WILDLIFE

Plenty of wildlife on this property which includes both native and exotics species. Some of the native wildlife present are whitetail, turkey, dove, wild hogs and varmints. There have been axis, aoudad and black buck spotted on this ranch. The pond provides fishing for bass and catfish plus is home to migrating waterfowl during the fall and winter months.

TAXES

Ag Exempt.



60± Acres
Kerr County

MAP

[Click here to view map](#)



60± Acres
Kerr County



**60± ACRES KERR COUNTY
163 NORTHRIDGE DRIVE
HUNT, TX 78024**

There is 2,400± feet of paved road frontage on Northridge West drive. The property is located 17± miles W of Mountain Home, 18± miles W of Hunt, 34± miles W of Kerrville, 80± miles NW of La Cantera, 95± miles NW of downtown San Antonio, 135± miles W of Austin and 295± miles W of 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](#)

VIDEO LINK

[Click here to view video](#)

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