

PURGATORY CREEK RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Purgatory Creek Ranch is 88± acres just south of desirable Wimberley with great access off paved Hugo Road. This property has been meticulously cared for, including extensive cedar clearing and rock removal, and is abundant with native wildlife. This is a turn-key property with a comfortable ranch home with metal roof and an established road system. The ranch is traversed by Purgatory Creek, a seasonal wet weather creek, with the creek-bottom complemented by scenic rolling hills. This is an opportunity with great future development potential or for an end-user to enjoy all this property has to offer.

IMPROVEMENTS

The one-story home is 3,000± square feet with 3 bedrooms, 2.5 baths plus an outdoor covered porch opening to the swimming pool. There is an attractive main rock entrance off Hugo Road, along with an additional service entrance plus a private spot to connect RVs for personal use or potential rental income. There is perimeter fencing including pipe fencing and 5-strand perimeter fencing.

88± Acres

Hays County



88± Acres
Hays County



VEGETATION AND TERRAIN

Selective clearing of cedar plus rock removal has allowed a variety of Live Oak trees and other hardwoods to flourish, adding to the beauty of the ranch's natural setting. Its rolling hills, variety of Live Oaks & Select cedar and brush has been left to provide cover for wildlife.

WILDLIFE

White-tailed deer, turkey, dove, and various varmints can be found throughout the property.



88± Acres

Hays County



88± Acres
Hays County



WATER

Two Edwards water wells and the seasonal creek. There is a small amount of flood plain.

TAXES

Wildlife exempt.

MINERALS

Negotiable. To be determined by purchaser prior to closing.

HOA / SCHOOLS

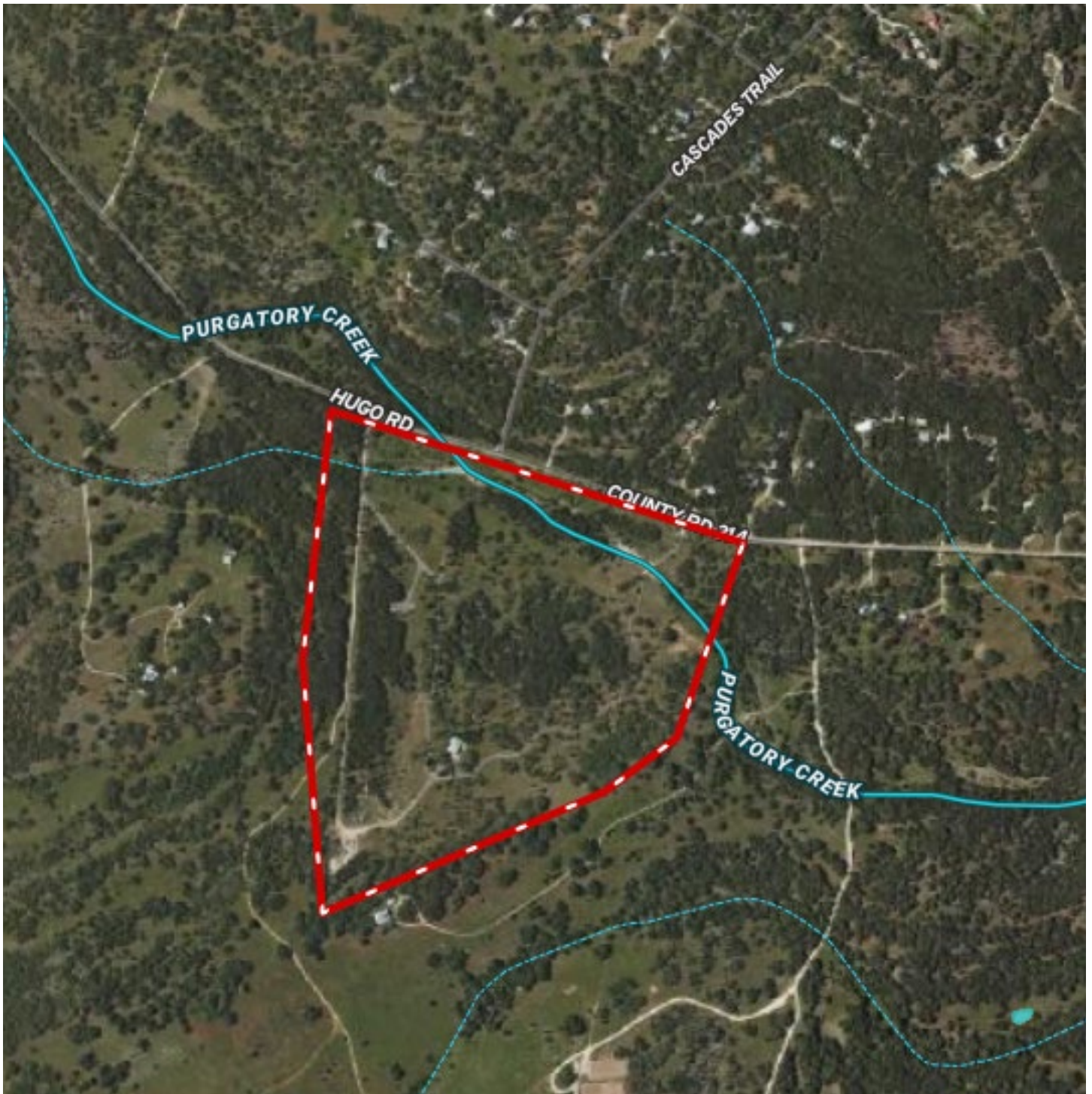
San Marcos ISD.

88± Acres

Hays County

MAP

[Click here to view map](#)



88± Acres
Hays County



**88± ACRES HAYS COUNTY
3111 HUGO RD
WIMBERLEY, TX 78666**

The property is located 6± miles south of Wimberley, TX, 9± miles west of San Marcos, 45± miles northeast of San Antonio, 45± miles southwest of Austin and 175± miles east 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

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