

CLOUD 9 RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

A nature lover's paradise, Cloud 9 Ranch is a gorgeous blank canvas Hill Country property with multiple build-sites and unobstructed panoramic views that are nothing short of jaw-dropping. Within easy striking distance to Kerrville, Comfort, and Bandera and close proximity to San Antonio and Austin, this quick and easy commute is complimented by the quiet and privacy once you are on the ranch. Juxtaposed with the breathtaking views and elevation of the three separate canyons are multiple beautiful hardwood-studded creek bottoms with seasonal deep pockets and flowing water. With hunting and hiking trails, bird watching opportunities and dark skies for skygazing, Cloud 9 Ranch is the ideal location for nature's enthusiast.

IMPROVEMENTS

The ranch has an established road system in place, and the majority of the perimeter is low-fenced. There are multiple easily accessible build-sites which offer stunning views in every direction.

362± Acres

Kerr County



362± Acres
Kerr County

WATER

The headwaters of both Spring & Mason Creeks, along with several unnamed creek drainages, originate on the ranch. These creeks are considered seasonal and will flow during wet times. There are multiple small grottoes along the creeks that typically hold pools of water during average rainfall periods. There are no water wells on the ranch, however surrounding well logs suggest water can be found at depth of 700-800' with yields ranging from 30-50GPM.

TERRAIN & VEGETATION

The raw and native beauty of Cloud 9 Ranch is hard to find these days in this area of the Hill Country. There is 300 feet of elevation change across the property, ranging from 1,700 – 2000'± above sea level. Named “Round Top Mountain”, the highest peak in southeast Kerr County, is located on the eastern portion of the ranch and offers some of the finest views the Hill Country has to offer. The significant hills on the property divide the Guadalupe from the Medina River shed, and the deep watered protected canyons for nesting and resting bird create a migratory bird paradise. Cedar has been carefully and selectively cleared on the hilltops to highlight the views and allow the native grasses to flourish. The multiple creek drainages provide excellent hiking and hunting opportunities and support a large assortment of trees including Black Cherry, Lacey Oak, Carolina Buckthorn, Arizona Walnut, Redbud, Elms, Ash, Silk Tassel, Possum Haw Holly, Viburnum, Smoke, Buckthorn and Buckeyes, along with many species for ferns, tall wild grasses, wildflowers, native cactus and mushrooms.



362± Acres
Kerr County



WILDLIFE

Whitetail, turkey, hogs, Aoudad and other native species are present on the property.

TAXES

Wildlife exempt.

OTHER INFO

There is a conservation easement on the ranch held by the Nature Conservancy, the largest conservation organization in the world, which has protected over one million acres of unique and diverse landscapes in the State of Texas. Contact Agent for more information.

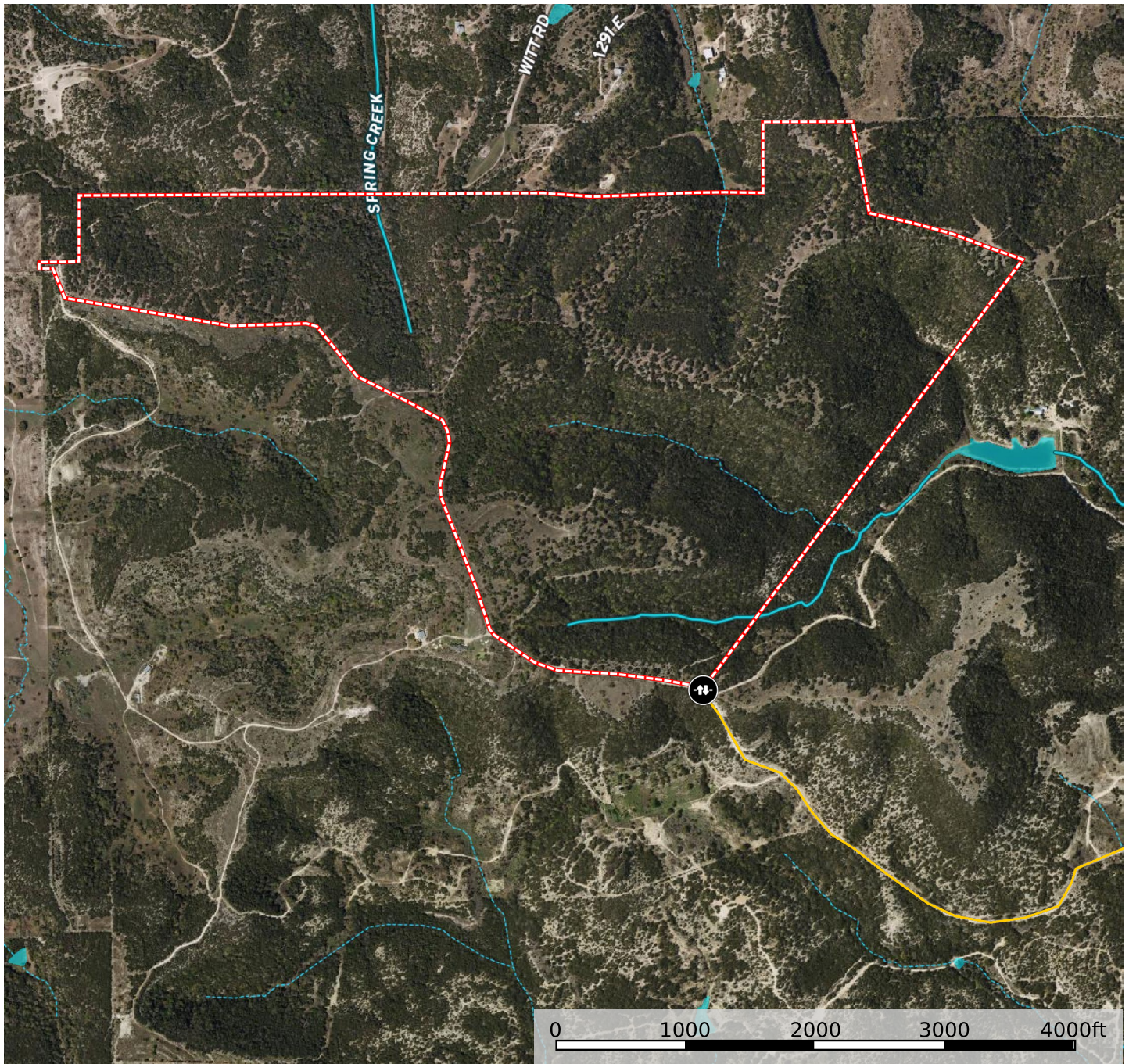
362± Acres
Kerr County



362± Acres
Kerr County

MAP

[Click here to view map](#)



- Gate
- Primary Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

362± Acres
Kerr County



362± ACRES KERR COUNTY, TEXAS

The ranch is located in SE Kerr County via a deeded easement from Elm Pass Rd. Located just over an hour from San Antonio and minutes to these nearby towns: Comfort - 15 miles, Kerrville - 14 miles, Bandera - 10 miles, Center Point - 7 miles.

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](#)

Randy Cadwallader
Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.860.0093
Email: randy@dullnigranches.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR

DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.