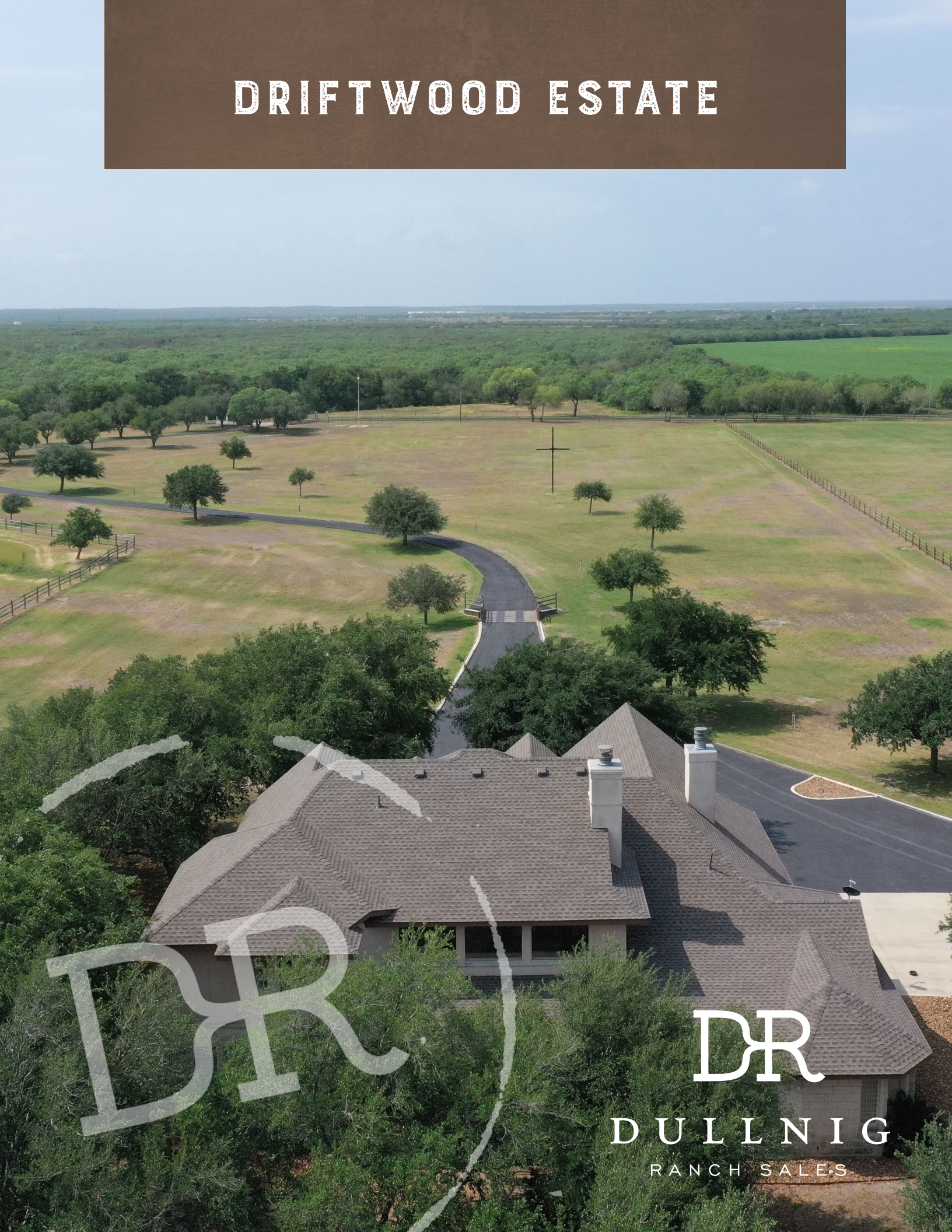


DRIFTWOOD ESTATE



DR

DULLNIG
RANCH SALES



DESCRIPTION

Driftwood Estate is a stunning 50-acre property with a beautiful 4,788 SF 4-bedroom, 4 bath white stone home, and two stocked ponds just minutes from the 26,000-acre Choke Canyon State Park. Mature Oak and Mesquite trees surround the house and are scattered tastefully throughout the property, providing a serene landscape. For any hunters, wildlife enthusiasts, or country homesteaders, this property is sure to cover all your needs and still has room for growth. Additional acreage and up to two miles of live Frio River frontage is also available for purchase (contact broker for details).

IMPROVEMENTS

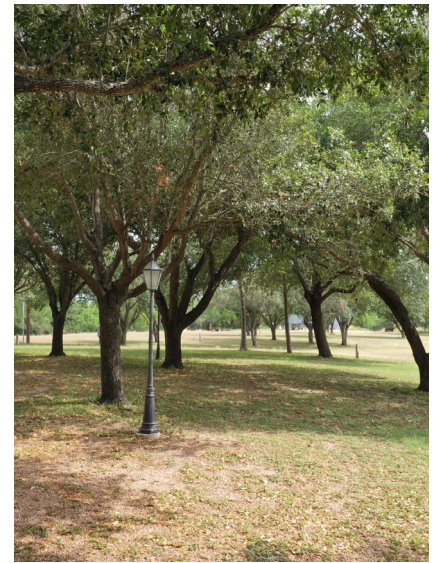
At the center of the property is the two-story 4,788 SF 4-bedroom, 4 bath home with an additional game room. Built in 2000, the beautiful house plans were taken from a previous Parade of Homes design and has been very well maintained. The seller also worked with a team of engineers to raise the house on top of five feet of topsoil to ensure it stays out of the flood plain. The air conditioned and covered work shed is ideal for storing and working with essential tools and keep farming equipment dry.

50± Acres

Live Oak County



*50± Acres
Live Oak County*



VEGETATION & TERRAIN

The front of the property has been cleared of all shrub brush leaving only Oak Trees and mature Mesquite Trees with plenty of open room for any desired activities. The rest of the property is made up of excellent south Texas shrubs and brush, making great hunting habitat. The property is located in the 100 flood plain, see broker for details.

WILDLIFE

Just outside your backdoor you will find wild turkeys, deer, pigs, dove and other wild game commonly found in South Texas. Being in very close proximity to Choke Canyon State Park ensures that wildlife thrive in this location and you will have no shortage of wild game hunting, including dove, quail, deer, ducks, turkey and wild pigs. Exotics have also been seen on the property. There 15 longhorns that are for sale with the property, see broker for details.



50± Acres

Live Oak County



WATER

There are two stocked ponds on the property with a surface area of almost 2 acres. The house is supplied by city water and has its own septic system, as well. Just minutes away, Choke Canyon Reservoir is a 26,000-acre lake and state park that has world class fishing, hunting, trails, and camping to fill any nature enthusiasts' desires.

MINERALS

None.

TAXES

Ag Exemption / \$5,800 yearly taxes

HOA / SCHOOLS

Three Rivers ISD.

50± Acres
Live Oak County



50± Acres
Live Oak County

MAP

[Click here to view map](#)



50± Acres
Live Oak County



50± ACRES LIVE OAK COUNTY 309 COUNTY ROAD 402 THREE RIVERS, 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](#)

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DR

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