

WALKER RANCH ON BARTON CREEK



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Once you enter beautiful Walker Ranch on Barton Creek you quickly forget that you are less than 30 miles from downtown Austin and only five miles from booming Dripping Springs. This live water ranch, along with the surrounding 1,200± acres, can never be developed, providing a genuinely rare opportunity for privacy and preservation of its natural beauty. Along with the luxury living quarters, this extremely well-maintained property also features top-notch equestrian facilities, making this a great weekend getaway, personal residence or a full-time equestrian facility.

IMPROVEMENTS

The thoughtfully placed 22,000± sf covered riding arena, attached to the 3,325-sf luxury home, sits just off Barton Creek with tranquil views overlooking the nearby white fenced pastures. The impressive lighted arena has geo tech footing installed by Attwood Equestrian Surfaces, sprinkler system, containment fence, plus an observation room located in the living quarters. This arena has been primarily used for dressage but would be ideal for hunter/jumper or western riding, as well.

100± Acres

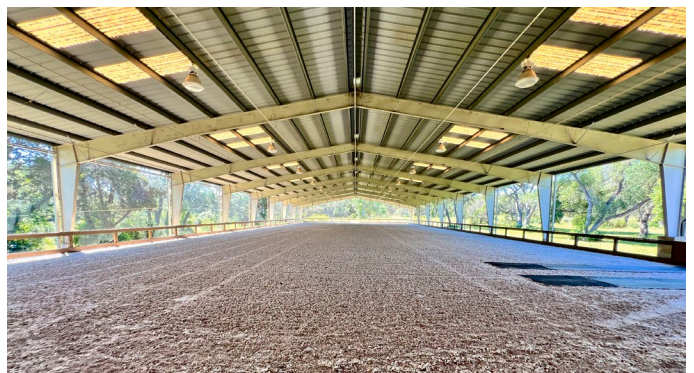
Hays County

IMPROVEMENTS CONTINUED

The spacious 3-bedroom, 2-bathroom living quarters has an easy flowing open floor plan with vaulted ceilings and ample natural lighting. The kitchen is equipped with premium appliances including Sub-Zero and Wolf, along with custom cabinetry, a large island and additional dining space. The primary suite has dual vanities, walk-in closet and a French door to the back porch. Additional features include an upstairs office, arena observation room, covered lighted back porch, dedicated dining area, individual entries leading to each of the bedrooms, and a laundry room with plenty of storage space. There is ample room within the 20-acre building envelope to construct a new home, along with a barn/stable, each with a 10,000 sf footprint allowance. A leveled pad site with power and plumbed water is located a short distance from the arena.

ADDITIONAL IMPROVEMENTS:

- Three individually fenced pastures, one with a loafing shed
- Mowed riding trails along Barton Creek and throughout the property
- Equipment barn



*100± Acres
Hays County*



WATER

The natural highlighted feature of the property is the 3,200± ft. of famed Barton Creek. With the majority of it on both sides and five dams providing multiple deep pools of water, this live water feature is exceedingly rare. There is an impressive 40,000-gallon rainwater collection system that provides water throughout the property, including the house and sprinklers for the riding arena. With this amount of roof surface area, 1" of rain will generate 13,000± gallons of water.



100± Acres
Hays County



VEGETATION/TERRAIN

This property is loaded with large trees including several species of Oaks, Cedar Elms, and Walnut along the creek and a few areas of Cedar thickets which provide refuge for the wildlife. The well-maintained open pastures along Barton Creek have deep soils and impressive stands of native grasses. The terrain along the creek is primarily level. The east end of the property has a more noticeable elevation change and there are several locations with long distance views of the Texas Hill County.



100± Acres
Hays County



WILDLIFE

This property is loaded with native wildlife which includes whitetail deer, turkey, dove, varmints, various songbirds and much more.

TAXES

Wildlife exempt.

MINERALS

Negotiable.

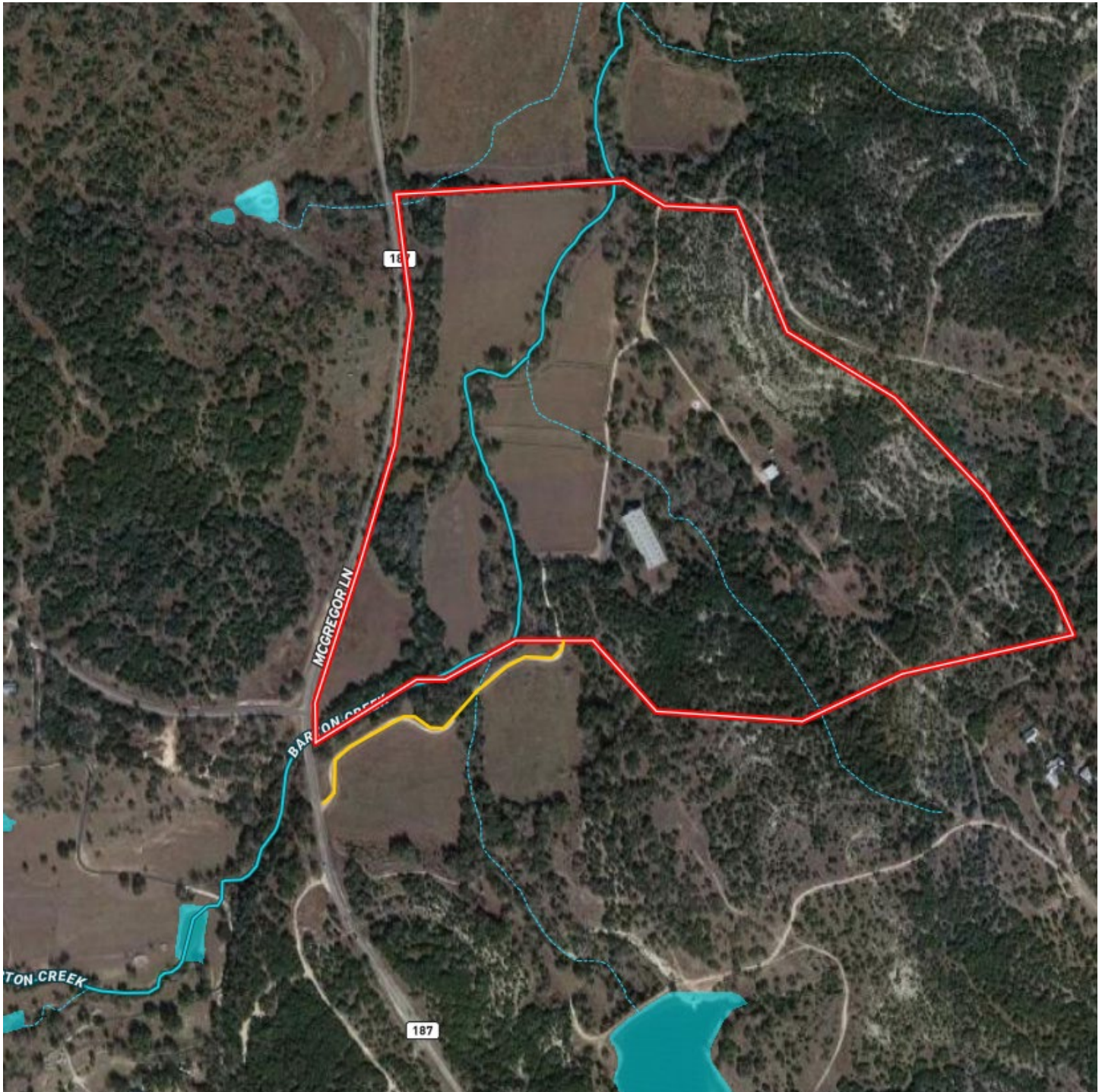
BROKERS NOTE

This property has conservation easement held by the Hill Country Conservancy. Please call broker for additional details.

100± Acres
Hays County

MAP

[Click here to view map](#)



*100± Acres
Hays County*



**100± ACRES HAYS COUNTY
1520 MCGREGOR LANE
DRIPPING SPRINGS, TX 78620**

There is 2,350± feet of frontage on McGregor Lane with the main entrance being an all-weather deeded easement. The ranch is located 5± miles NW of Dripping Springs, 28± miles W of downtown Austin, 70± miles N of San Antonio and 185± 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](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.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.