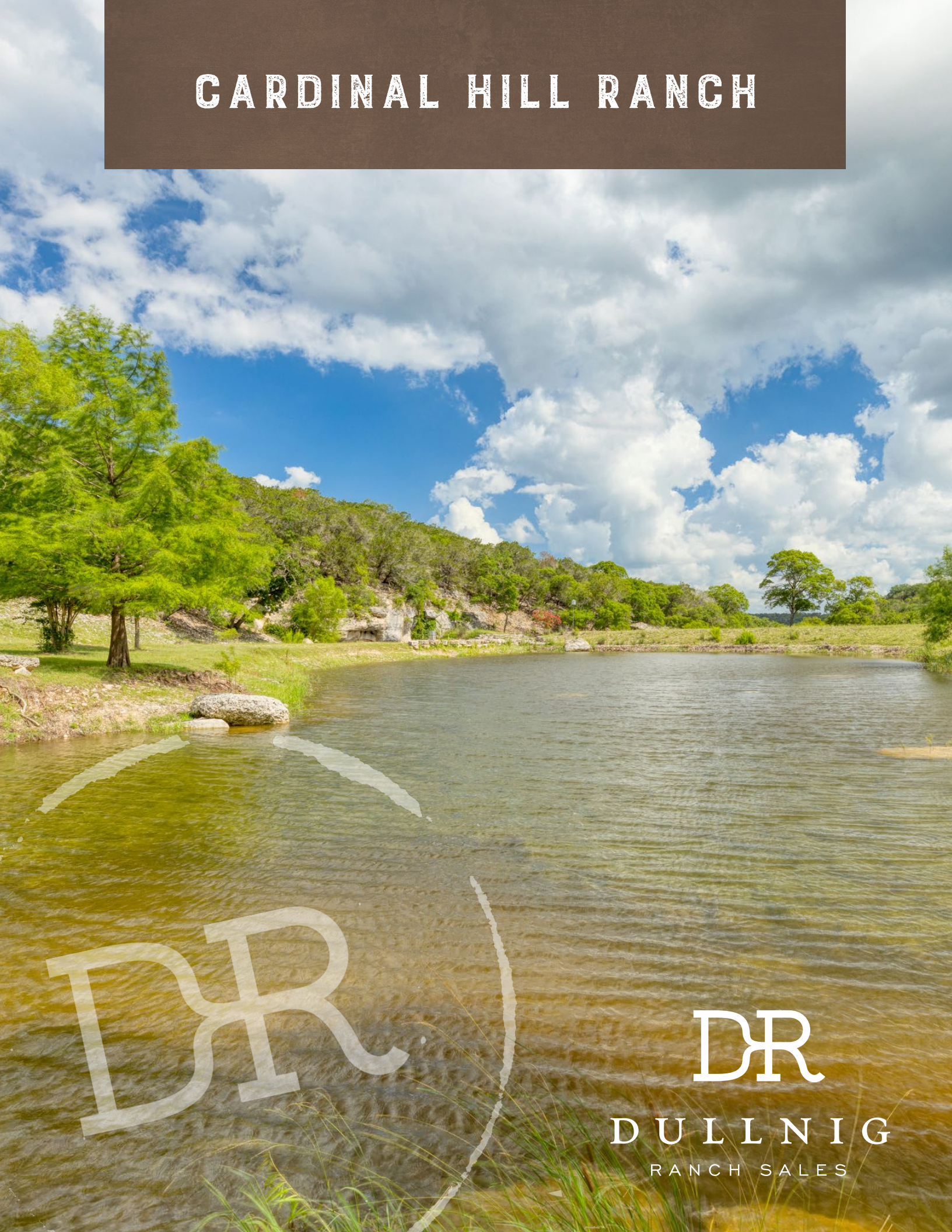


# CARDINAL HILL RANCH



DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

Cardinal Hill Ranch is a Hill Country oasis tucked into its own private canyon with ample water, breathtaking views, and opportunities to enjoy this desirable Hunt, TX location. The combination of the high-end main residence on the hilltop and the pond house nestled against the 3± acre spring-fed lake down in the canyon allows for full enjoyment of the property's natural beauty.



*225.5± Acres*  
*Kerr County*



# IMPROVEMENTS

Main House: 3 bedrooms, 3 bathrooms, 3 half baths  
Stable Apartment & Offices: 1 bedroom, 2 baths, 4 private offices  
Garage Apartment: 1 bedroom, 1 bathroom

Event Party Barn: 2 half baths The fabulous Hill Country contemporary main home is 6,283± sf and includes 3 bedrooms, 3 full baths, and 3 half baths. The tiered floorplan includes three stories: the main level with living spaces and primary bedroom wing, second level with bonus room, wet bar and two bedrooms, third floor loft with 360-degree views, plus a wine cellar in the basement. Custom cedar front doors open from the entry nook into the living room, directly capturing the fantastic views across the covered patio to the scenic hills beyond. Additional primary living areas include a banquet dining room, bar and butler's pantry, separate catering kitchen, office/craft room, wine cellar and bar, pool changing room, and laundry room/pantry. Inviting luxury features include a gas fireplace, Spanish cedar floor to ceiling windows, wide-plank walnut custom flooring, built-in bookcases, clerestory windows, and walnut cabinetry in the kitchen that also includes premier appliances and a Miele coffee station. The primary suite includes an exercise room, laundry center, dual closets, dual vanities, dressing area, soaking tub, double walk-in shower with outdoor shower access, gas fireplace and private screened-in porch. Amenities include a 2-car attached garage, pool, outdoor kitchen, hot tub, separate guest suites, Geo-thermal HVAC, AMX A/V system with Lutron controls, elevator, and greenhouse. The limestone and stucco exterior is complimented by natural landscaping and boulder accents, and is expanded by 2,580± sf of outdoor porches and decks.



# ADDITIONAL IMPROVEMENTS

There is also a 1-bedroom apartment that serves as a guest house/office suite that adjoins the stables. Horse stables include a stable and tack room and second floor with bath, 4-room office suite, wet bar, and attic storage. Foreman's apartment/shop. Barn. Third building has 1-bed, 1-bath apartment with garage and implement room. The event party barn in the valley of the ranch, perched on the edge of the 3-acre lake, has 3,000± sf and comes complete with dance floor, stage, lighting, bar, kitchen, fireplace, dual powder rooms, covered deck and screened-in fishing shack. It is suitable for both a few hundred guests and band stand or a quiet day on the lake. There is a riding arena attached to the horse stables. The ranch is fenced and cross-fenced. ATV and horseback trails exist throughout the property. The property is very private and has an alternate access point from the top of the property. Improved asphalt roads to the main home and guest home.

**225.5± Acres**  
**Kerr County**



## WATER

Two 700± ft. deep Trinity Aquifer wells operating with large concrete storage tanks. There is also a rain catchment that supplies filtered rain water into the home with the switch of a valve. Live water Seven Springs creates a small but strong creek that feeds a main lake of 3± acres in size. The lake is 14± feet at its deepest point and is stocked with bass and has a man-made waterfall and aerators. Aside from the lake, there is a small swimming hole and an additional waterfall. There are two spring-fed waterways on the property: one with the main lake and another that the main entry road meanders back and forth over. The creek along the entry drive has a variety of small dams that create small pools and spills.

## VEGETATION AND TERRAIN

The creek bottoms and pond are lined with majestic cypress and pecan trees, and the hillsides are scattered with a variety of mature hardwoods and brush native to the area. With over 130' of elevation change from the creek bed to the hilltops at over 2,020 feet, there is a perfect variety of privacy, views and interesting topography.

## WILDLIFE

There are many native and exotic species of deer on the ranch, as well as turkey, occasional boar and waterfowl.



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## **MINERALS**

Negotiable – contact broker for details.

## **HOA / SCHOOLS**

Hunt Independent School District

## **TAXES**

Ag Exempt. \$46,589.32

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*Kerr County*



# MAP

[Click here to view map](#)



*225.5± Acres*  
*Kerr County*





**225.5± ACRES KERR COUNTY  
315 CARDINAL HILL  
HUNT, TX 78024**

Located between Ingram & Hunt, TX off Hwy 39 on Cardinal Hill Road, 12± miles from Kerrville, 75± miles from downtown San Antonio, 115± miles from Austin, 275± miles from Houston and 298± miles from Dallas.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf)

**PROPERTY WEBSITE**

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**VIDEO LINK**

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