

# TRESCIENTOS RANCH



DR

DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Trescientos Ranch is a Hill Country retreat with permanent spring-fed water that has persisted through the drought, is loaded wildlife, and is ideally located with paved road frontage between Kerrville, Harper and Fredericksburg. This beautiful property would make for a great weekend getaway or full-time residence.

## IMPROVEMENTS

The ranch has a comfortable 3-bedroom, 2-bathroom home which overlooks the nearby creek. There is a spacious kitchen with a connecting dining area, a living room with a cozy stone fireplace, a covered front porch, and a carport. The barn on the property has an enclosed section with a concrete floor and rolltop door, along with a lean-to for equipment storage. There is a paved road from the highway to the house and a great road system in place to navigate the ranch by vehicle. High fencing runs along the north and a portion of the eastern boundaries; the remaining boundary has low fencing. Some cross fencing is in place for livestock rotation.

***300± Acres***

***Gillespie County***



*300± Acres  
Gillespie County*

## WATER

The natural highlight on this ranch is 3,100± feet of both sides of Klein Branch Creek. The spring-fed creek has a dam on it that creates a large body of water that has impressively held water even during the worst of the drought. There are two water wells; one is currently in operation and supplies water to the house and three water troughs, and the second well is not currently in working condition.

## VEGETATION AND TERRAIN

This ranch is loaded with large trees including Live Oaks, Spanish Oaks, Post Oaks, Cedar Elms and along with several robust Pecan and Walnut trees along the creek. Two tillable fields can be used for food plots and there is an impressive stand of native grasses throughout the ranch. While a noticeable change in elevation on the southeastern portion of the property provides a spectacular long-distance view overlooking the creek and the surrounding Hill Country, the majority of this property is level and very usable.

## WILDLIFE

This ranch is loaded with both native and exotic wildlife. The most common game on the ranch includes Whitetail, Axis, Blackbuck, turkey, dove, wild hogs and varmints. Other exotic species that have also been seen include Fallow, Sika, Gemsbok and even Elk. The creek provides fishing opportunities for bass and perch and is home to migrating waterfowl during the fall and winter months.



***300± Acres***

***Gillespie County***



*300± Acres  
Gillespie County*



## MINERALS

Negotiable. Contract broker for details.

## TAXES

Wildlife Exempt.



***300± Acres***  
***Gillespie County***

# MAP

[Click here to view map](#)



*300± Acres*  
*Gillespie County*



**300± ACRES GILLESPIE COUNTY  
4116 S RR 783  
HARPER, TX 78631**

There is 2,400± feet of frontage on RR 783 and the property is located 4.5± miles S of Harper, 17± miles N of Kerrville, 27± miles W of Fredericksburg, 75± miles NW of downtown San Antonio, 105± miles W of Austin and 265± miles W of Houston.

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## **PROPERTY WEBSITE**

[Click here to view website](#)

## **VIDEO LINK**

[Click here to view video](#)

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