

HYGGE RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

This beautiful 363± acre ranch is just 10 minutes west of Blanco on 1888. Just an hour away from either Austin or San Antonio, this property has great long-term potential. It has multiple beautiful hill tops with stunning expansive views, each of which could be wonderful future homestead sites. There is great wildlife, including whitetail deer, turkey, hogs, dove, and more. This property would be great for hunting, general leisure, horseback riding, or hiking. It is the ultimate hill country getaway.



363± Acres
Blanco County



363± Acres
Blanco County

IMPROVEMENTS

There is a beautiful home on property that was built in 2021, with 4 bedrooms and 3 full baths. There are 4 horse stalls attached to the main building that could be converted into car orAtv/equipment parking or storage. There's a small horse arena that's right in front of the home with stunning views of the hills behind it. Electricity available throughout most of the property, as well as a 600 gallon/hr water well. There is a great paved easement road that gets you back to the property as well off of 1888. There is also a shooting range, with targets set at 100 and 250 yards.

VEGETATION

The property is full of Live Oak trees in the creek bottoms, and the hilltops are a mixture of cedars and Live Oaks.



363± Acres
Blanco County



363± Acres
Blanco County

MINERALS

Negotiable

TAXES

Ag exemption

SCHOOL DISTRICT

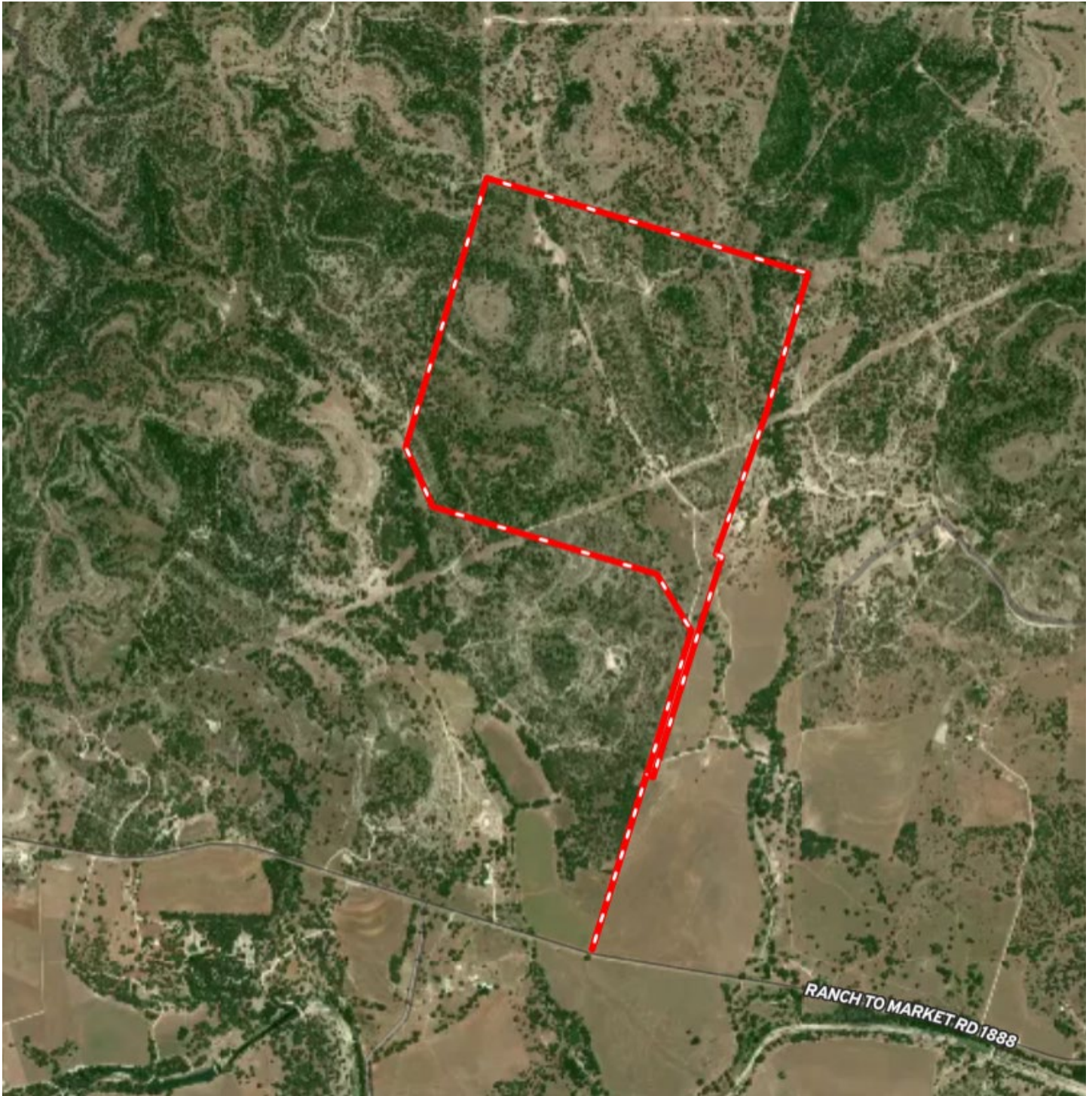
Blanco



363± Acres
Blanco County

MAP

[Click here to view map](#)



363± Acres
Blanco County



**363± ACRES, BLANCO COUNTY
FM 1888
BLANCO, TEXAS 78606**

Head east out of Blanco on 1623 for 5± miles. Take the left turn onto FM 1888 and head another 5± miles to entrance.

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

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