

# LONG CREEK RANCH



DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

Long Creek Ranch is a stunning live-water ranch in highly sought after Gillespie County. The ranch offers total privacy and seclusion, yet is just minutes to Fredericksburg's Main Street. With its gorgeous spring-fed creek, long distance views, newly constructed barn, great access, and desirable shape this property checks every box for a Hill Country ranch!

***263± Acres***

***Gillespie County***



# IMPROVEMENTS

The newly constructed barn has 4,000± sf of enclosed space with a bathroom and shower, deer cooler, large gun safe, plumbed compressed air system, Wi-Fi, A/V system with Sonos, Tesla charger, and a 40x80' covered equipment storage area in the rear and a 26x80' cement slab/covered parking in the front. The barn also features a deer cleaning station with lights and two powered winches.

The large metal roof on the barn is tied into a rain catchment system that flows into a 65,000-gallon storage tank. There is a large solar array to supplement power to the barn, so the CTEC energy bill never exceeds \$27/month, and surplus power is pushed back to CTEC and credited via a wholesale agreement.

Along the creek there is a newly constructed covered and paved gun range with a storage building and solar power.

The owners have installed almost three miles of crushed granite roads, including the privately owned lane from Gypsum Mine Rd., ensuring easy and comfortable access into and around the ranch.



*263± Acres  
Gillespie County*



## **WATER**

The highlight of the property is the 4,600± ft of both sides of spring-fed Long Branch Creek. Two dams have been constructed along the creek to create two beautiful lakes that ensure year-round recreation, the largest being 13+ft deep! According to the owners, this creek has never stopped flowing under their stewardship, even during the recent drought. There is one water well on the property that is 120ft and yields 4GPM, however it is rarely used due to the high-capacity (65,000 gallon) rainwater storage that is currently full.



***263± Acres***  
***Gillespie County***



## LAND/TOPOGRAPHY

The topography is mostly gently rolling and very usable, with 120ft of elevation change across the ranch, ranging from 1900 - 2020ft above sea level. The owners have done extensive cedar clearing, enabling the native grasses to flourish and opening up the creek bottom and hilltops which offer some breathtaking long-distance views. There are some beautiful mature hardwoods along the creek and numerous Live Oaks throughout the ranch.



**263± Acres**  
**Gillespie County**





## **WILDLIFE**

The ranch boasts a healthy population of native Whitetail and Rio Grande Turkey.

## **TAXES**

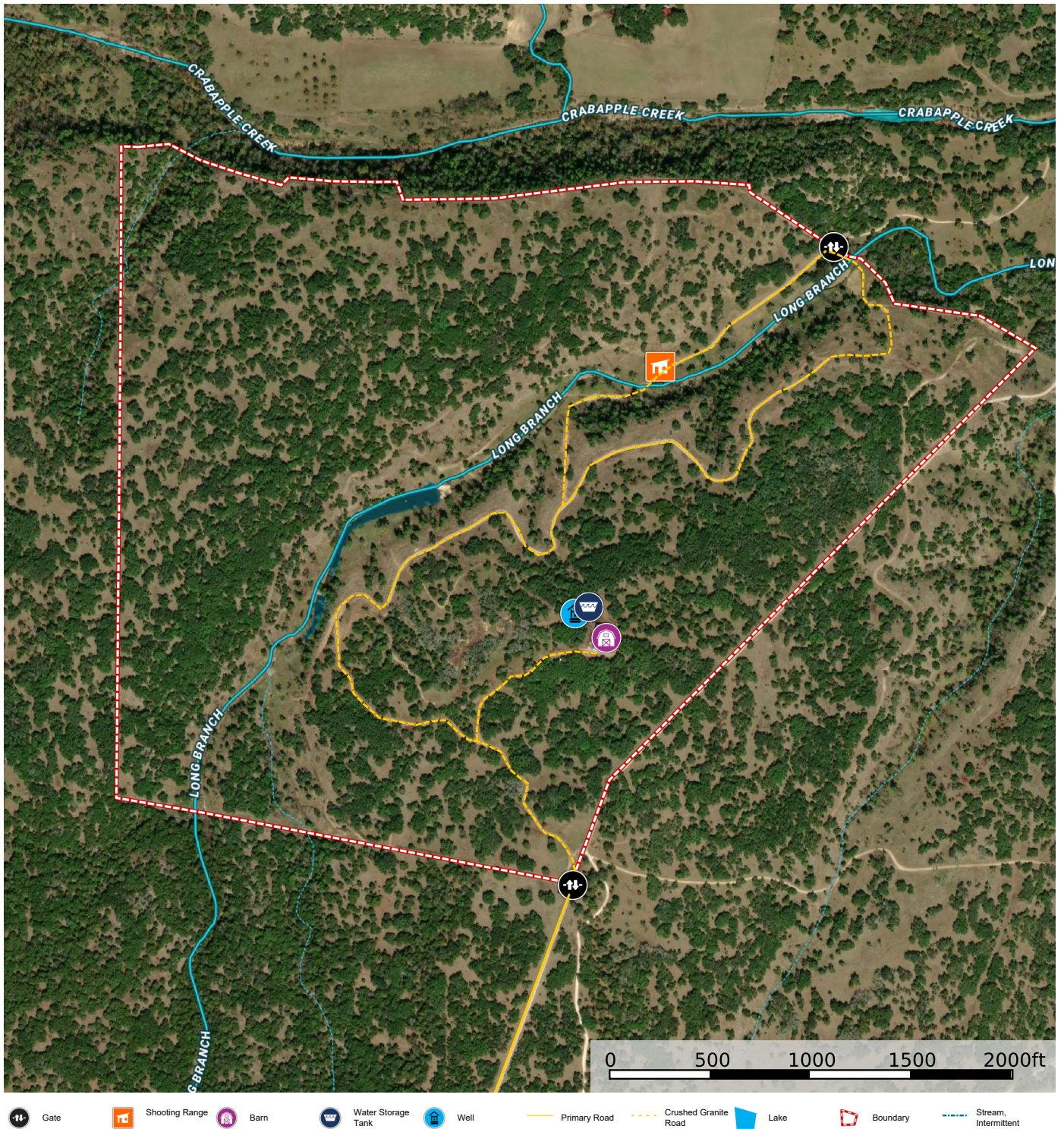
Wildlife Tax Exemption in place.

***263± Acres***  
***Gillespie County***



# MAP

[Click here to view map](#)



**263± Acres**  
**Gillespie County**





## 263± ACRES GILLESPIE COUNTY TEXAS

The ranch is conveniently located just 14 miles north of Fredericksburg and accessed from an owned lane from Gypsum Mine Rd. There is also a secondary easement access off the north end of the ranch out to Schneider-Moellering Road.

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

[Click here to view website](#)

### VIDEO LINK

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RANCH SALES

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