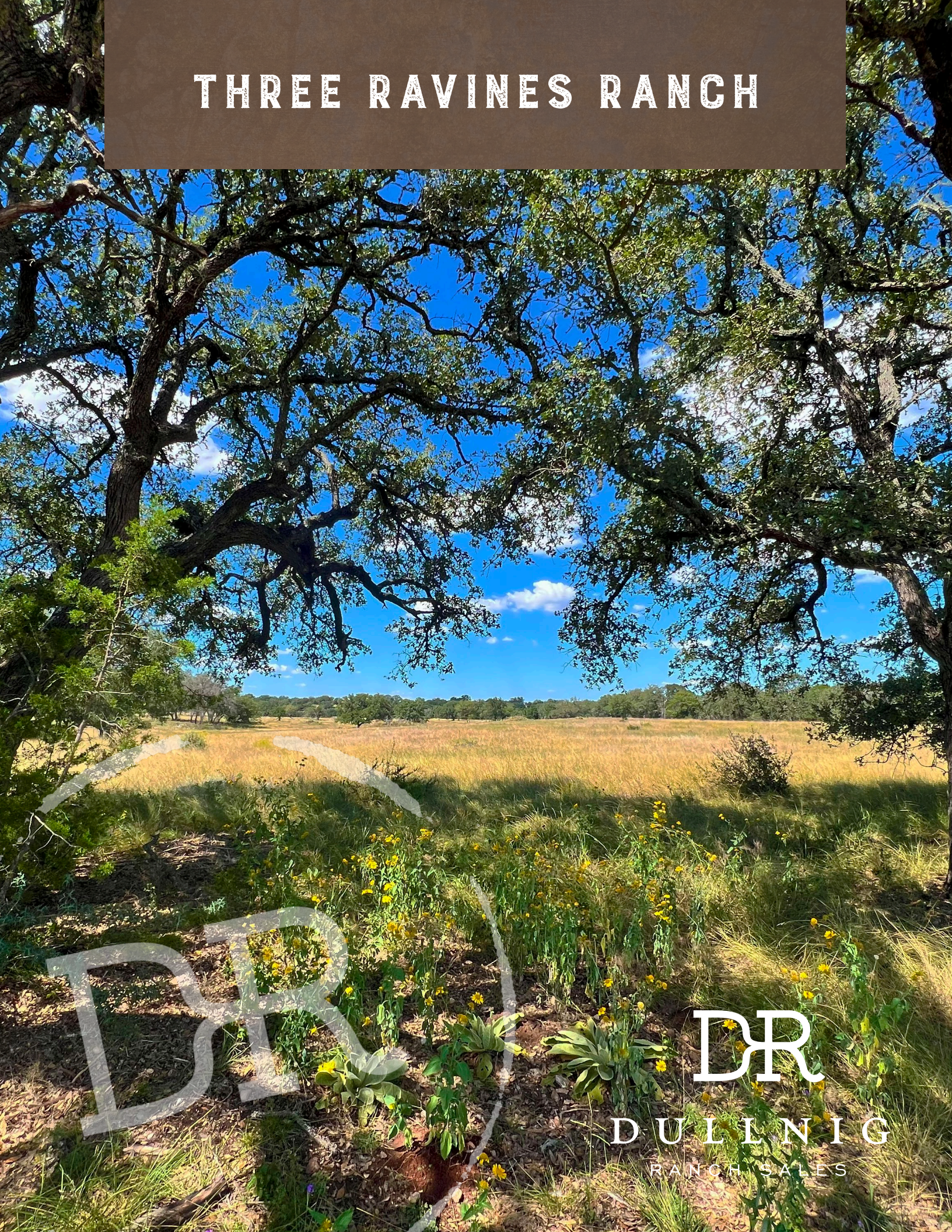


THREE RAVINES RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

Three Ravines Ranch is home to impressive trees and great mixture of flat usable land and rolling terrain, providing spectacular Hill Country views. Less than 5-miles from the Garven Store, this high-fenced property has end of the road access and large neighbors, creating exceptional privacy for a ranch this size.

IMPROVEMENTS

This property is move-in ready with a comfortable 2-bedroom, 1.5-bath ranch style home and a large drive through barn ready to add your own personal touches. There is electricity in place and plenty of room for more to grow. With no restrictions and some clearing work, this property has potential for mile long views in the midst of the Hill Country. There is also a guest quarters with a full bathroom in the barn.

483± Acres

Kerr County



483± Acres
Kerr County



WATER

The primary creek drainage flows into Boneyard Draw that eventually flows to the North Fork of the Guadalupe River. This main drainage, along with the two others on the property, will run water during times of rainfall. One wildlife pond and a water trough are supplanted by a nearby solar well. There is a second water well powered by an electric submersible pump that feeds the house, barn and additional water trough.

WILDLIFE/LIVESTOCK

Wildlife is plentiful and flourishing on this ranch. Along with the native Whitetail deer, turkey, dove, wild hogs and varmints are exotic species that include Père David's deer, Audad and Axis deer. There are four buffalo, including a rare, young white cow, and a lama that will convey to the new owner, if desired.

483± Acres

Kerr County

TERRAIN/VEGETATION

There is a great mixture of rolling topography with amazing Hill Country views and flat usable bottomland along the creek drainages with deeper soils. Over 100' of elevation changes from 2,100'± ASL to 2,206'± ASL. The land has been selectively cleared of cedar allowing for the native grasses to flourish and providing a more picturesque landscape with the impressive Oak trees and other hardwoods. Along with the Live Oak, Spanish Oak and Post Oak trees there are Cedar Elms and several Black Walnut trees along the creeks.

HISTORY

This area of Texas was home to Native Americans for thousands of years; several Indian artifacts have been found on the property.



483± Acres
Kerr County



TAXES

Ag exemption in place.

MINERALS

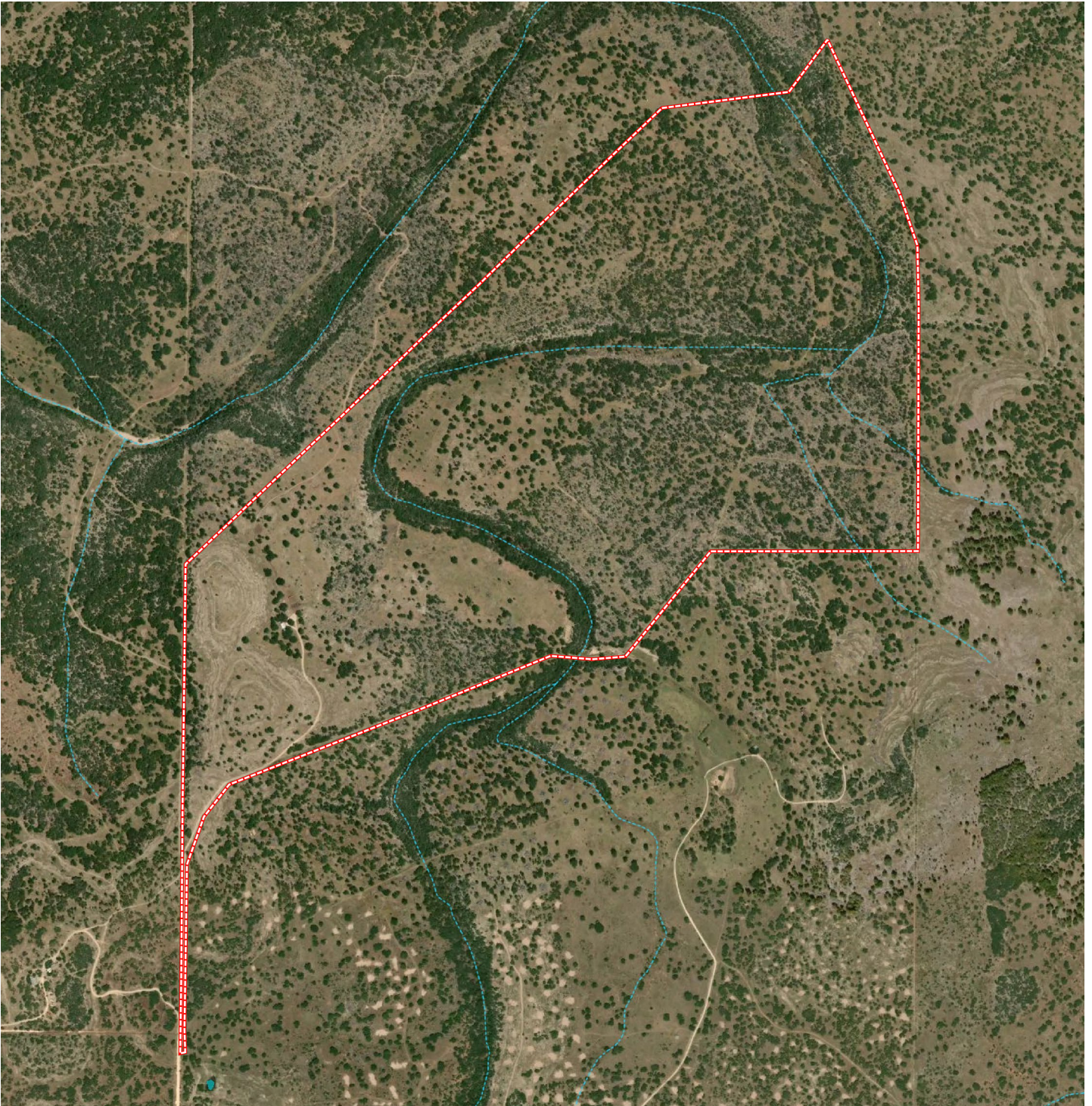
Negotiable. Call broker for details.



483± Acres
Kerr County

MAP

[Click here to view map](#)



483± Acres
Kerr County



483± ACRES KERR COUNTY BOBBY SHELTON RANCH ROAD

The property is accessed via the end of Bobby Shelton Ranch Road, which is a private, well-maintained deeded easement and is located 4.5 miles S of Garven Store, 22± miles N of Leakey, 43± miles W of Kerrville, 100± miles NW of San Antonio, 140± miles W of Austin and 300± 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.