

TARPLEY FALLS RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Tarpley Falls Ranch is a spectacular live water property in SW Bandera County just west of Tarpley, TX. With just under 1 mile of spring-fed Hondo Creek frontage, this ranch boasts some of the prettiest and most reliable live water we have seen in the Hill Country. A series of spillways along the creek creates 4 gorgeous lakes, ensuring year-round recreational activities. When you combine the live water, diverse terrain with jaw-dropping vistas, and functional yet modest improvements, this is a must see for any discerning buyer looking for a Hill Country Ranch.

IMPROVEMENTS

The main "Pavilion House" is a recently remodeled 2 bedroom/1 bath home with an expansive outdoor patio and deck overlooking the 2 new spillways. Adjacent to the house is a shop with a full bathroom, carport, and walk-in cooler. Just north of the Pavilion House are 3 recently refurbished mobile homes, and overlooking the upper lake are 2 other functional homes, one of which currently serves as a foreman's house. Across the creek is a large equipment barn. In the interior of the ranch there are multiple excellent build-sites with easy access to water and 3-phase electricity.

505± Acres

Bandera County



*505± Acres
Bandera County*



WATER

The ranch has just over 5,000' of creek frontage (2,570' both sides). The upper lake is formed by an older earthen dam and is approximately 4.5 acres when full and 30' deep with a very strong spring in the bottom. According to the current and previous owners, this lake has never gone dry. The owner recently completed 2 new concrete spillways, one of which is a drive-across, to create a stunning and totally private water feature in front of the main house. Even with the extreme drought the Hill Country is experiencing, water is currently still flowing over both of these new spillways. A bit farther down the creek, the ranch also has frontage along the lower lake which is 6.5 acres when full and has also never gone dry. On the east side of the ranch there are 2 domestic water wells which service the homes. In the middle of the ranch is a deep high-volume well reported to be able to produce 70+GPM, which is very rare for this area and a significant asset to the ranch.

505± Acres

Bandera County

LAND/WILDLIFE

The incredibly diverse topography has elevations ranging from 1,500' - 2,020' above sea level and offers some of the most stunning long-distance views the Hill County has to offer. The highest elevations are on the north end of the ranch and then as you drop south down into the valley the majority of the ranch is mostly rolling usable terrain that gradually slopes down to the creek frontage. There is a good mix of open areas separated by cedar breaks and oak mots allowing for plenty of cover for the array of native and exotic wildlife. The ranch enjoys a healthy population of native whitetail along with some free-ranging elk, axis, and aoudad.



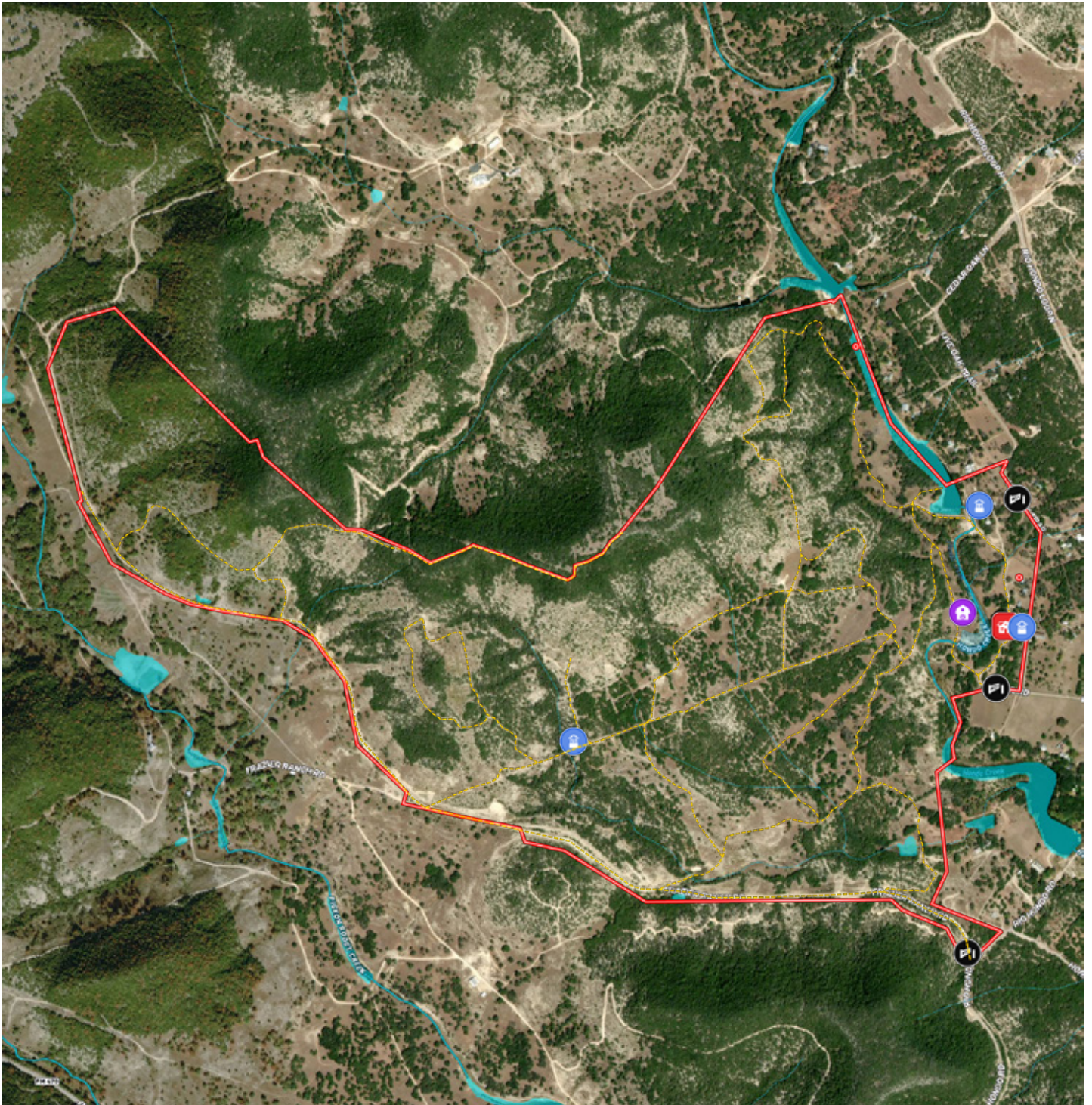
505± Acres
Bandera County



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Bandera County

MAP

[Click here to view map](#)



505± Acres
Bandera County



**505± ACRES BANDERA COUNTY
294 DEER RD
TARPLEY, TEXAS**

The ranch is located approximately 6.5 miles west of Tarpley and 20 miles west of Bandera and has paved road access to 3 different entry points.

Please note: This property is Co-Listed with Ruple Properties

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

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