

TWISTED OAK RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Located within the 10,000±-acre gated Y.O. Ranchlands, Twisted Oak Ranch offers extensive Live oak cover on gently rolling Hill Country terrain. Established in the mid 80's, the Y.O. Ranchlands has given landowners the opportunity to enjoy their own part of one of the most historic ranches in Texas. With its manageable size and nice improvements that are ready for immediate use or for you to add your own personal touches to, this ranch is a great opportunity to be a part of this historic Y.O. Ranch community!

IMPROVEMENTS

The beautiful 2-bedroom, 2-bathroom main house was built in 2020 and is move-in ready. The home was strategically built to offer amazing views of the sunrises and sunsets of the Texas Hill Country from the porches and custom fire pit with seating area. A 2,556±sf barn-dominium has also been built and is ready for you to put your finishing touches on. Plumbing, electricity, and framing is all in place for this 4-bedroom, 2-bathroom floor plan, leaving the finish-out selections up to the new owner.

38± Acres

Kerr County



38± Acres
Kerr County



WATER

There is one 20 GPM water well on property that feeds the house and barn-dominium. A year-round, man-made water hole on property helps provide water for wildlife and can be supplemented with the well.

WILDLIFE

Axis, Sika, Elk, Red Deer, Fallow, Blackbuck antelope, native White-tailed deer, and turkey are common within the Ranchlands. Hunting quotas are established for each landowner based on acreage owned.

VEGETATION AND TERRAIN

Along with the extensive Live oak cover, there is cedar, Spanish oak, shin oak, and other trees native to this area.



38± Acres
Kerr County



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HOA

Y.O. Landowners Association. Deed restrictions. For more information visit: yoranchlands.org

TAXES

\$5,571.98 (2023). Wildlife Exemption.



38± Acres
Kerr County

MAP

[Click here to view map](#)



38± Acres
Kerr County



**38± ACRES KERR COUNTY
190 CAMINO REAL RD NW
JUNCTION, TEXAS 76849**

Camino Real Road NW is located east off of US Hwy 83 that runs north of Texas Hwy. 41. 46± miles from Kerrville, 89± miles from San Antonio, 143± miles from Austin, 313± miles from 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](#)

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

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