

HIDDEN VALLEY RANCH

DR

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DULLNIG
RANCH SALES



DESCRIPTION

In 25 years of marketing outstanding ranches across Texas, I believe Hidden Valley Ranch is the most unique property I have ever had the pleasure of listing. Owned and operated by the same family for over 40 years, this property offers some of the finest live water in the Hill Country. In addition to Bushwhack Creek, multiple hidden springs originate on the property, providing flowing water for nearly 3± miles, and feeding the thoughtfully designed water improvements highlighted by twelve lakes, waterfalls, and rock-lined walkways and bridges. Complimentary of the inherent beauty of this private Hill Country property, the extensive native stonework is truly amazing. Several homes are strategically located throughout the ranch, with some overlooking the various lakes on the spring fed creek and others situated with long range hilltop views. Paved roads wind through the ranch, weaving between the majestic oak trees on the rolling terrain that has been meticulously cleared of invasive juniper.

3,290± Acres

Kerr County



***3,290± Acres
Kerr County***

IMPROVEMENTS

The native rock exterior homes and structures accentuate the natural beauty of the ranch and provide ample space for family, friends, staff and guests.

Lodge: 5,585sf, 3-stories, 6 bed, 6 bath, 2-car garage

- Three story rock lodge with open kitchen, dining, game room & wet bar; 5 bedrooms with ensuite baths & WICs and 2nd story bunkroom loft with full bath & wet bar; 3rd floor loft
- Outdoor access from bedrooms & living room with a built-in smoker on the back porch
- Plentiful storage, including mud/laundry room
- Outdoor enjoyment: built in smoker on back porch, fire pit, garden space and game cleaning station

White House: 9,043sf, 3-stories, 9 bed, 7.5 bath, 3-car garage

- Limestone masonry exterior home overlooking a collection of meticulously designed pools and waterfalls.
- Open kitchen with pantry, built-in refrigerator, electric stove, double ovens, double island
- Gathering areas include the dining room with large fireplace, adjacent to living room and sunken den with second fireplace and beautifully crafted wood trim wet bar
- Primary bedroom, ensuite bath and double WICs on the ground level
- Additional bedrooms located on the second floor all have porch access, with a bunkroom on the third floor and quarters with ensuite bath, wet bar and porch access with separate entry off staircase by the mud/laundry room.
- Exterior enhancements include: a gazebo with built-in smoker, rocked staircases for convenient access to the water, and tennis court
- Ample storage, including 3-car garage, laundry/mud room, multiple hall closets and attic access through the bunkroom.



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Villa: 2,595sf, 3-stories, 3 bed, 3 bath

- Three story rock home nestled on the side of the hill, 2 bedrooms with ensuite baths and WICs, plus a workout room with full bath, sauna and indoor jacuzzi, all with porch access
- Open kitchen, living, rock fireplace & wet bar
- For full enjoyment of the outdoor space, there is a beautifully rocked path to a lookout point with built-in smoker, garden area and spiral rock staircase, terraced planters

Antelope Ridge: 3,071sf, 2-stories, 3 bed, 4.5 bath, carport

- Open kitchen with built-in refrigerator and electric stove overlooks the two-story living area with wood-burning fireplace and wet bar.
- Two bedrooms with ensuite baths and walk-in closets and porch access on the ground floor; loft bedroom with full bath and closet off the living room, along with a bunkroom and full bath over the porte-cochere.
- Spectacular views of hillsides valleys can be enjoyed around the firepit



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IMPROVEMENTS CONTINUED

Little Rock House: 740sf, 1 bed, 1 unfinished bath

Foreman's House (South Entrance): 2,996sf, 2-stories, 3 bed, 3.5 bath, 2 car garage

Foreman's House (North Entrance): 2,729sf, 1-story, 4 bed, 3 bath, 2 car garage

Horse Barn: 3,284sf

Large Shop: 3,012sf

Shop/Apartment: 1,501sf, 1-story, 1 bed, 1 bath, 2 car garage/shop

Bunkhouse: 1,756sf, 1-story, 4 bed, 2 bath, carport

- Blank slate home with open kitchen, living with wood fireplace, laundry room and porte-cochere with extra storage

RANCH IMPROVEMENTS

Over 20± miles of paved ranch roads. High fenced perimeter.



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WATER

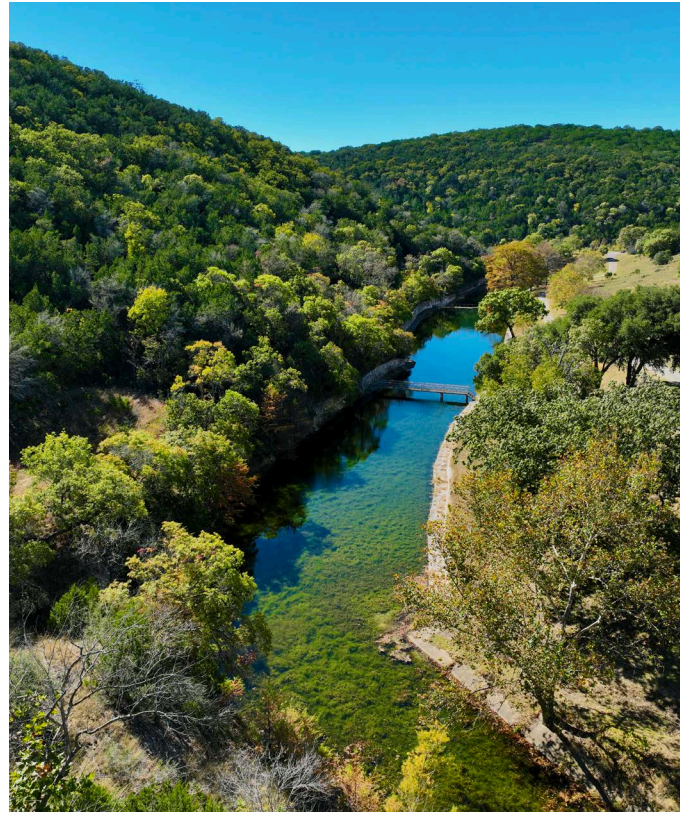
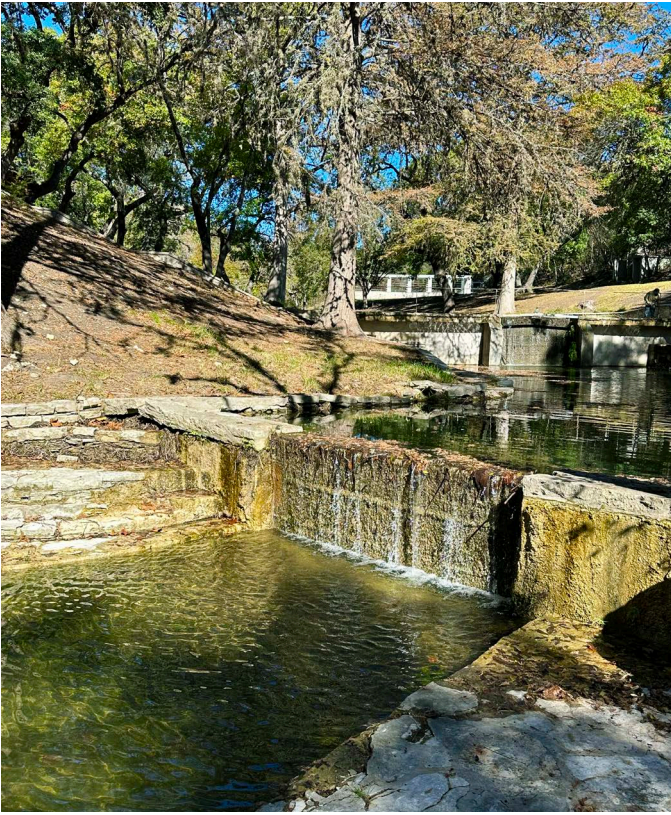
This is one of the most impressive water features that I have ever seen on a ranch, especially with its consistent level and flow throughout this drought. Several strong hidden springs originate on the property providing flow for 3± miles. The upper end is natural flowing, very shallow clear water over limestone beds and small falls, while the southern portion flows for 5,003± feet (nearly a mile,) through a series of twelve dammed lakes crafted with beautiful rockwork, walls and bridges. Truly spectacular in their construction, these lakes are easily accessible, and have some significant deep holes in areas. Maintaining a constant water level, waterfalls flow from one lake to the next, flanked by towering Cypress trees along the banks and creating a most pleasant ambient cascade of water. Additionally, Bushwack Creek and other multiple hidden springs provide more live water features, with potential for future expansion. There are nine water wells on the property, eight of which are located on the north end; seven of these are electric, one is solar and one is windmill powered. The main three homes along the creek are watered by spring water through the spring box.



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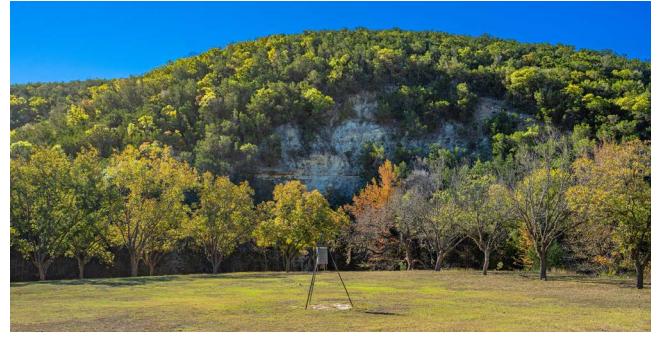
TERRAIN-VEGETATION

The southern 1,250± acres lie primarily in the creek bottom along the developed water features. This spring-fed creek traverses through steep rugged terrain with elevation ranging from 1,800± feet ASL to 2,192± feet ASL. The area appears to have only been cleared near the Creek, leaving the rugged hills full of native habitat. Large Cypress trees are found along the banks of the Creek, while Grand Pecan and Live Oak trees surround the homes. The northern 2,000± acres is gently rolling terrain with large Post Oak, Live Oak, and Cedar Elm trees dotted throughout. The majority of this north end has been selectively cleared of invasive Cedar, offering wide open, pristine views of rolling land and an impressive stand of flourishing native grasses. Bushwack Creek bottom area boasts large Oaks, Pecan, Cedar Elm. On the hilltops, elevations reach 2,200±, creating a 2,000 feet elevation across the rolling terrain.

Other trees found throughout the property include Cottonwood, Spanish Oak, Monterrey Oak, Shin Oak, Post Oak, Madrone, Cedar Elm, Mountain Laurel, Willow, Hackberry, Chinquapin Oak and Sumac. Brush and groundcover throughout include Agarita, Ligustrum, Persimmon, Prickly Pear, and ferns and moss along the creek.



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WILDLIFE

This ranch has an abundance of wildlife with its large size, water, habitat and dedicated management practices. The north end is game fences and has been managed for 20 years for whitetail deer. As a result, the ranch has a strong native Hill Country deer herd. With its water and brush management, the property has a high carrying capacity. Turkey roost along the creeks and light into the selected cleared areas. Occasionally exotics can be found such as Aoudad, Fallow Deer, and Axis Deer on the south end. The water features provide excellent bass fishing due to their constant level and depth. Seasonal ducks are attracted to these large bodies of water. Rare for this area of the state, the resident otter is fascinating and not often seen on other properties. The ranch is MLDP and has only been hunted by family and friends since their ownership began.



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**3,290± ACRES KERR COUNTY
WALLACE CREEK ROAD
KERRVILLE, TX 78028**

The best of both worlds, Hidden Valley Ranch gives a feeling of complete privacy and remoteness, while being conveniently located in the heart of the Hill Country, just 17.5± miles southwest of Kerrville, 10± miles north of Medina, 23± miles north of Bandera, 46± miles north of Boerne, 70± miles northwest of San Antonio and 115± miles west of Austin, Texas. The property has access from both south and north boundaries. Wallace Creek Road dead ends into the main gate on the south end and Upper Turtle Creek Road borders the north end for 1± mile.

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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