

# SILVER CREEK RANCH

DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

Silver Creek Ranch is a Hill Country retreat is ready for enjoyment with two newly constructed homes, spectacular views, creek frontage, and easy paved road access less than 5± miles from the middle of Kerrville. Conveniently located less than an hour from San Antonio in highly sought-after Kerr County, this property would make a great weekend get-away or full-time residence.

## IMPROVEMENTS

There are two brand new homes on the property, both in private but convenient locations with amazing views. The first home has 2 bedrooms, 1 bathroom, a 4-car garage and covered porches on either side of the house. The second home has 2 bedrooms, 2 bathrooms, an open concept living/dining/kitchen area, detached garage with a covered walkway and a large covered back porch. These tastefully constructed houses are very nicely finished out and compliment their Hill Country surroundings. There is also an older barn and storage building, along with a set of livestock working pens located near the creek.

***182± Acres***

***Kerr County***





*182± Acres*  
*Kerr County*





## **WATER**

Silver Creek traverses the middle of the property and will run water during times of normal rainfall. There is a dam on the creek which creates a nice pool of water for swimming and fishing. With the recent severe drought conditions the creek is not currently flowing but does have pools of water. There are two water wells on the property. The well that services the houses is believed to be 700± ft. deep producing 10± gallons per minute and the second well is powered by a windmill and is not currently in working order.



***182± Acres***  
***Kerr County***





## WILDLIFE

There is an abundance of wildlife on this ranch, including Whitetail deer, turkey, dove, coyotes, bobcats, varmints and many other native species. There are also free roaming exotics commonly seen in the area.

## TERRAIN/VEGETATION:

The property has a good mixture of bottomland with deeper soils and large trees along the creek and rolling hills with spectacular views. There is over 250 feet of elevation change from 1,600 ft. above sea level to 1,860 ft. above sea level with the highest point on a flat hilltop with 360-degree views. The western portion of the property along the creek has been selectively cleared of cedar, allowing for the grasses to flourish and the oak trees to be highlighted. The eastern portion of the property has been left more natural and provides cover for game. There are beautiful, humongous Live Oak trees scattered throughout this ranch, along with numerous Spanish Oaks, as well.



***182± Acres***  
***Kerr County***



## TAXES

Ag Exempt.

## MINERALS

Negotiable. Call Broker for details.

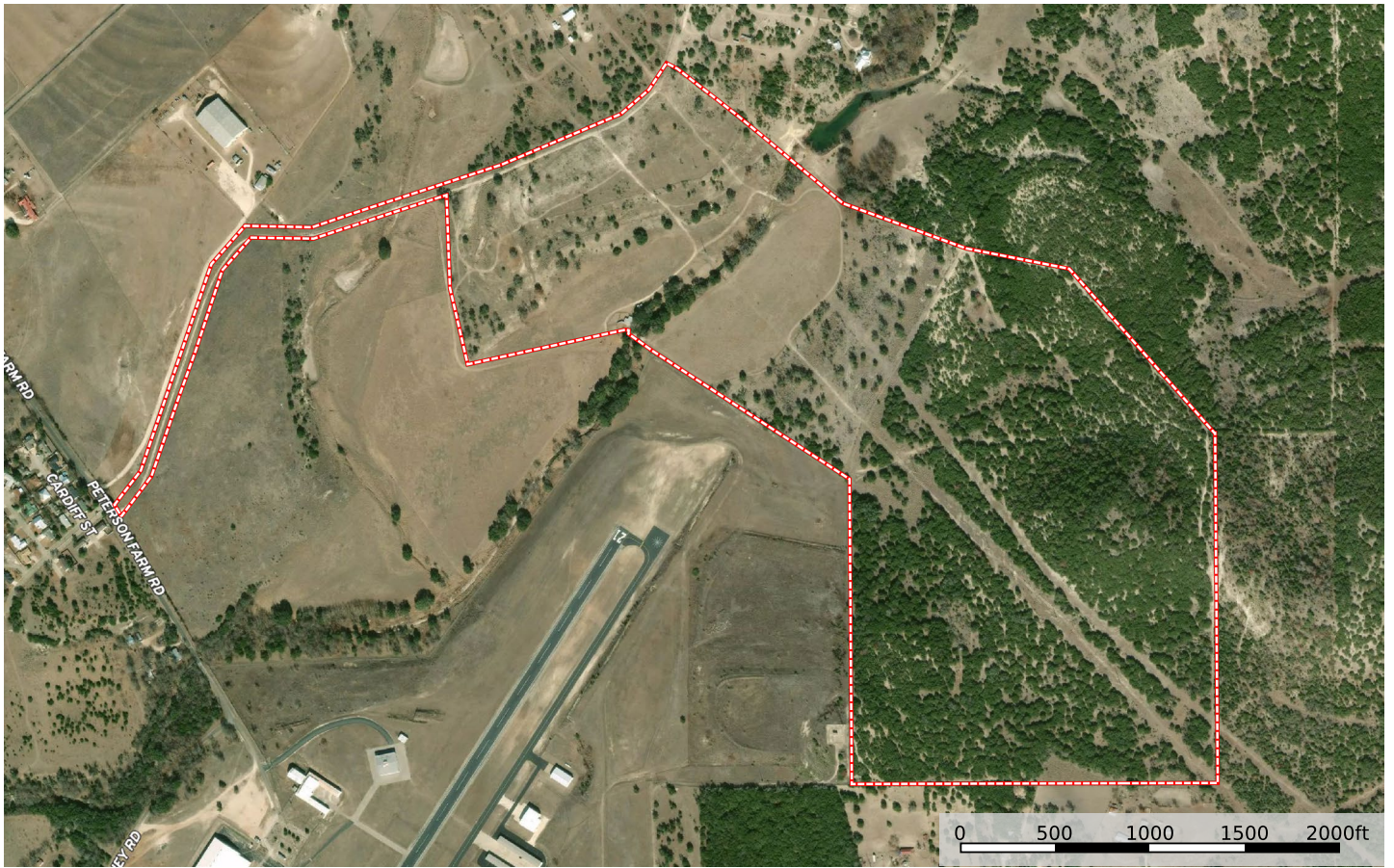


***182± Acres***  
***Kerr County***



# MAP

[Click here to view map](#)



 Boundary

***182± Acres***  
***Kerr County***





## 182± ACRES KERR COUNTY KERRVILLE, TEXAS

The property is accessed via an owned lane off of Peterson Farm Rd. The gate is located 5± miles south of the Hwy 16 / Main St. intersection in Kerrville, 13± miles west of Comfort, 28± miles south of Fredericksburg, 60± miles northwest of downtown San Antonio, 114± miles southwest of Austin, and 250± miles west of Houston.

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## PROPERTY WEBSITE

[Click here to view website](#)

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