

CIRCLE C RANCH



DR

DULLNIG
RANCH SALES

DESCRIPTION

Located in the heart of the Texas Hill Country, Circle C Ranch was once part of the old Cherry Springs Ranch and offers a blank canvas for a new owner to improve as they wish. Gently rolling terrain with good high points make for great potential build sights or vantage points with breathtaking views. The property has been in the same ownership for over 45 years and hunting pressure has been minimal in the last few seasons.

IMPROVEMENTS

Improvements are modest and include a small 20x40' hunting cabin that is powered by a generator. Other improvements found on the ranch include:

- 7 deer blinds
- 6 corn feeders
- 2 protein feeders
- 2 hog traps



211± Acres

Kerr County



*211± Acres
Kerr County*



WATER

There are several water catchment systems located on the property to provide water for wildlife.

TERRAIN/VEGETATION

Rolling hills with scattered Live oaks and juniper typical for the area make up a majority of the vegetation throughout the ranch, along with some persimmon, agarita and mesquite among others. There is a good amount of grass and deep soil throughout the property, as well with elevation ranging from 2,050 to 2,200 feet.

211± Acres

Kerr County



WILDLIFE

A variety of native wildlife inhabit the ranch, including Whitetail deer, hogs, Rio Grande turkey, doves, coyotes, bobcats and other varmints. Free roaming exotics are commonly seen in the area.

MINERALS

Negotiable with no current production.



211± Acres
Kerr County



211± Acres
Kerr County

MAP

[Click here to view map](#)



*211± Acres
Kerr County*



**211.2± ACRES KERR COUNTY
438 YELLOWSTONE LN SW
HUNT, TX 78024**

The ranch is located off Yellowstone Lane, 5.28± miles off of FM 1340 approximately 15.2± miles W of Hunt, 27.9± miles W of Kerrville, 95.2± miles NW of San Antonio, 134.2± miles SW of Austin and 291.2± miles NW 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](#)

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