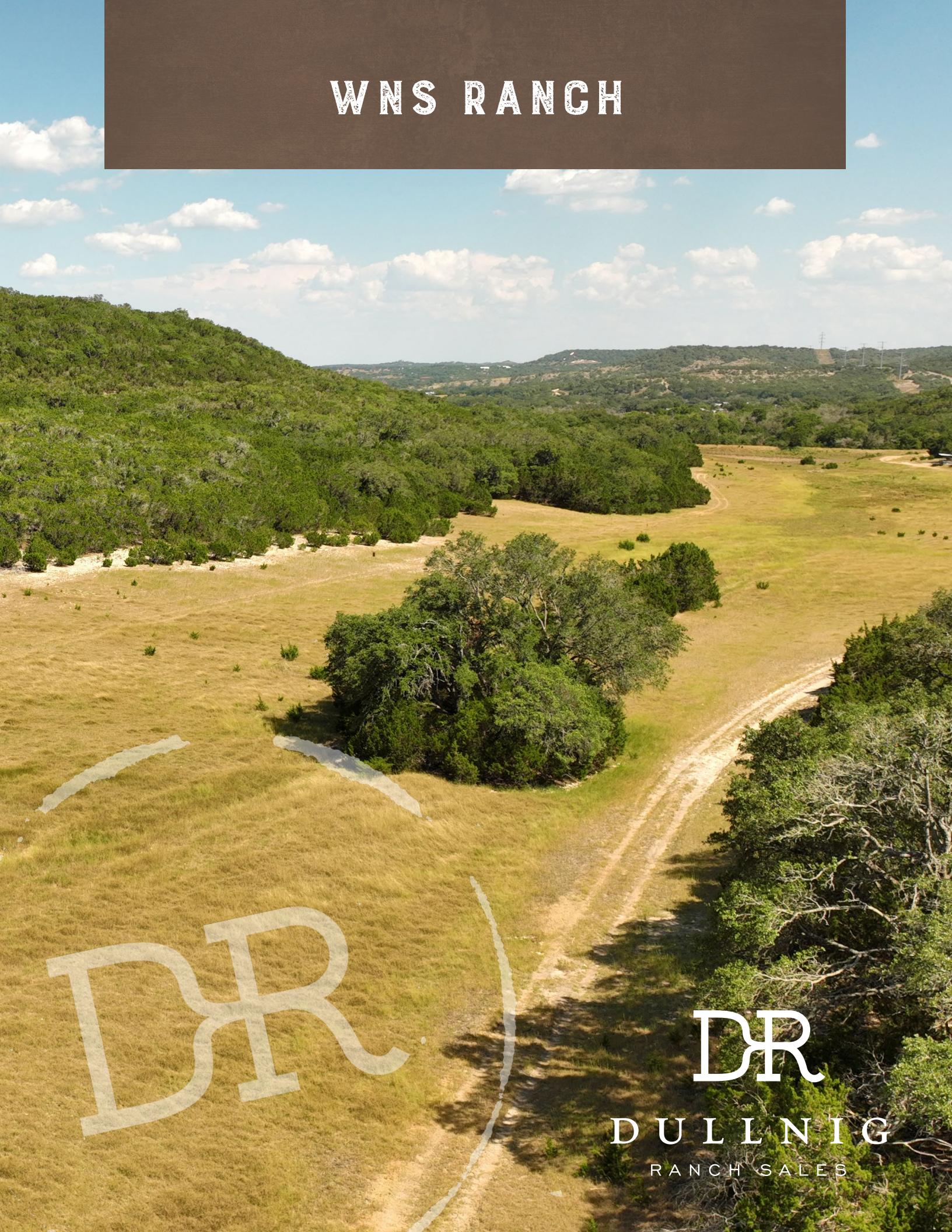


WNS RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Less than ten minutes from historic Boerne, WNS Ranch includes breathtaking Hill Country views, expansive valleys, large established trees, and the potential for a variety of additional improvements. In such close proximity to flourishing Boerne, this property would make an ideal weekend getaway or full-time residence, and also has the potential for future development possibilities.

IMPROVEMENTS

The existing improvements are modest but do offer a place to stay and could be renovated to suit the owner's needs. There is an older stone house, a one-bedroom, one bathroom apartment, and an office. There are numerous additional building sites throughout the ranch with spectacular views and accessible electricity and water. Three sides of the ranch have low fencing, with no fence on the north side. There is one set of cattle pens on the property.

313± Acres

Kendall County



***313± Acres
Kendall County***



313± Acres
Kendall County

WATER

There are two wet weather creek drainages that converge on the property and feed into a pond. There is one water well that services the improvements. The property is over the Cow Creek Aquifer. Boerne City Lake Park is only 2.5± miles from the gate and offers recreational activities such as swimming, kayaking and fishing.

VEGETATION AND TERRAIN

There is a strong population of large trees with some of the prominent species including Live Oak, Spanish Oaks, Cedar Elms, Black Walnut and Cedar Trees. The main creek drainage has been cleared allowing the native grasses to flourish where there are deeper soils. The views on this ranch are very impressive with the elevation changing from 1,640± feet ASL to 1,880± feet ASL. There is a great view of Boerne Lake in the distance in several locations.



313± Acres
Kendall County



WILDLIFE

This ranch has plentiful native wildlife including White-tailed deer, turkey, dove, various song birds, feral hogs, and varmints. Free ranging Axis deer are present, as well.

TAXES

Ag Exempt.

BROKERS NOTES

An additional 286± acres can be purchased. Please call broker for details. There is an LCRA power line easement that goes through the property.

313± Acres

Kendall County

MAP

[Click here to view map](#)



313± Acres
Kendall County



313± ACRES KENDALL COUNTY NOTTINGHAM LANE BOERNE, TEXAS

The property is accessed via the end of Nottingham Lane and is located 2.5± miles from Boerne City Lake, 6± miles NW of Boerne, 15± miles SE of Comfort, 35± miles S of Fredericksburg, 37± miles NW of central San Antonio, 90± miles SW of central Austin, and 230± miles W of central 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](#)

VIDEO LINK

[Click here to view video](#)

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

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.