

Mustang Creek Ranch

CR 165
HAYS COUNTY, TEXAS 78620

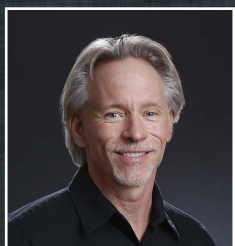
\$10,500,000

855 Acres

presented by DMTX Realty

**COLDWELL
BANKER**

UNITED, REALTORS®



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MUSTANG CREEK RANCH

\$10,500,000 | 855 acres

Location

Located south of HWY 290 off CR 165 in the Henly area, 15 minutes west of Dripping Springs and east of Hwy 281. 45 minutes into downtown Austin. 1 mile private easement road accesses property adding privacy and seclusion.

Water

1.5 miles of strong spring fed Mustang Creek winds through the middle of the ranch. Mustang Creek is one of the strongest creeks in the Hill Country. Strong springs form waterfalls spilling into creek— the water beginning on this ranch flows to two other ranches before merging with Onion Creek. At several points the creek forms large, deep lakes. This is great live water.

Land

This highly improved, manicured ranch offers a great diversity of Hill Country terrain. Lush pastures with large oaks lead to large hilltops showcasing amazing views. Deep valleys on the southern border offer excellent habitat for whitetail deer population and other native wildlife. The entire ranch is **high fenced** and has 11 miles of all-weather roads that offer access to any point on the ranch.

Ranch Facilities

Facilities are in place for a cattle operation that is currently ongoing. For horse lovers there is a state-of-the-art 6 stall horse barn, along with fenced paddocks and riding arena. 2 renovated ranch houses can serve as a foreman's home or guest quarters. In addition to horse barn, there is also a 5,100 sq ft metal equipment barn.

Home

There is a 7000 sq ft custom home positioned on the highest hilltop, offering spectacular views unmatched anywhere in the Hill Country, along with 400 sq ft guest casita. Nearly 11,000 sq ft under roof, the home features sprawling outdoor living accented by a breathtaking infinity edge pool spilling off the hillside and blending with the lakes below.

Hunting & Fishing

This high-fenced ranch is a sportsman's paradise for either hunters or fisherman. The ranch is stocked with trophy whitetail deer, and the land serves as natural habitat for rio grande turkey and other native wildlife. Currently 3 tower blinds with multiple feeders and protein stations.

There is great sport fishing consisting of primarily bass and catfish.

Taxes & Exemptions

There is an Agricultural Exemption in place. Taxes are currently at approx. \$34,000 per year.

This 855 acre high fenced ranch is truly one of the most outstanding properties in the Hill Country, and a hunter or fisherman's paradise. From the 7000 square foot hilltop custom home with 360 degree panoramic views, to lush creek bottom filled with wildflowers and grand oaks, to the southern border left as habitat for native flora and fauna— this well managed, manicured, turnkey ranch showcases the beauty and diversity of the Texas Hill Country.



Date: April 22, 2012
Scale: 1: 11,950
Data Source: TNRI
Aerial Flown: May 4, 2012



The information contained herein was obtained from sources deemed to be reliable. Frontier GIS makes no warranties or guarantees as to the completeness or accuracy thereof.
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Pond/Tank
Boundary

Road/Trail
River/Stream

Main Road
Improved Road

Building

House	Pier
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2	2
3	3
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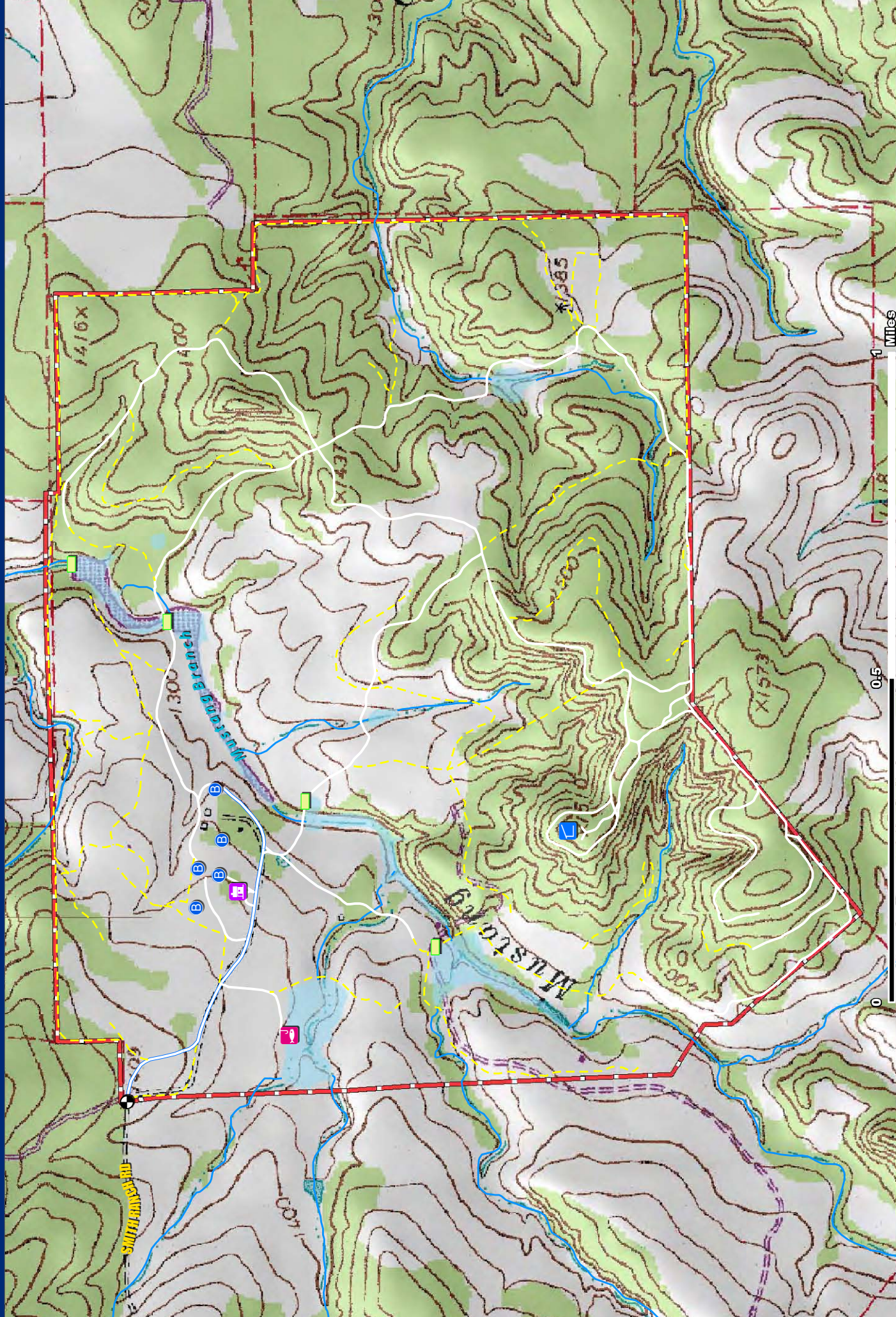
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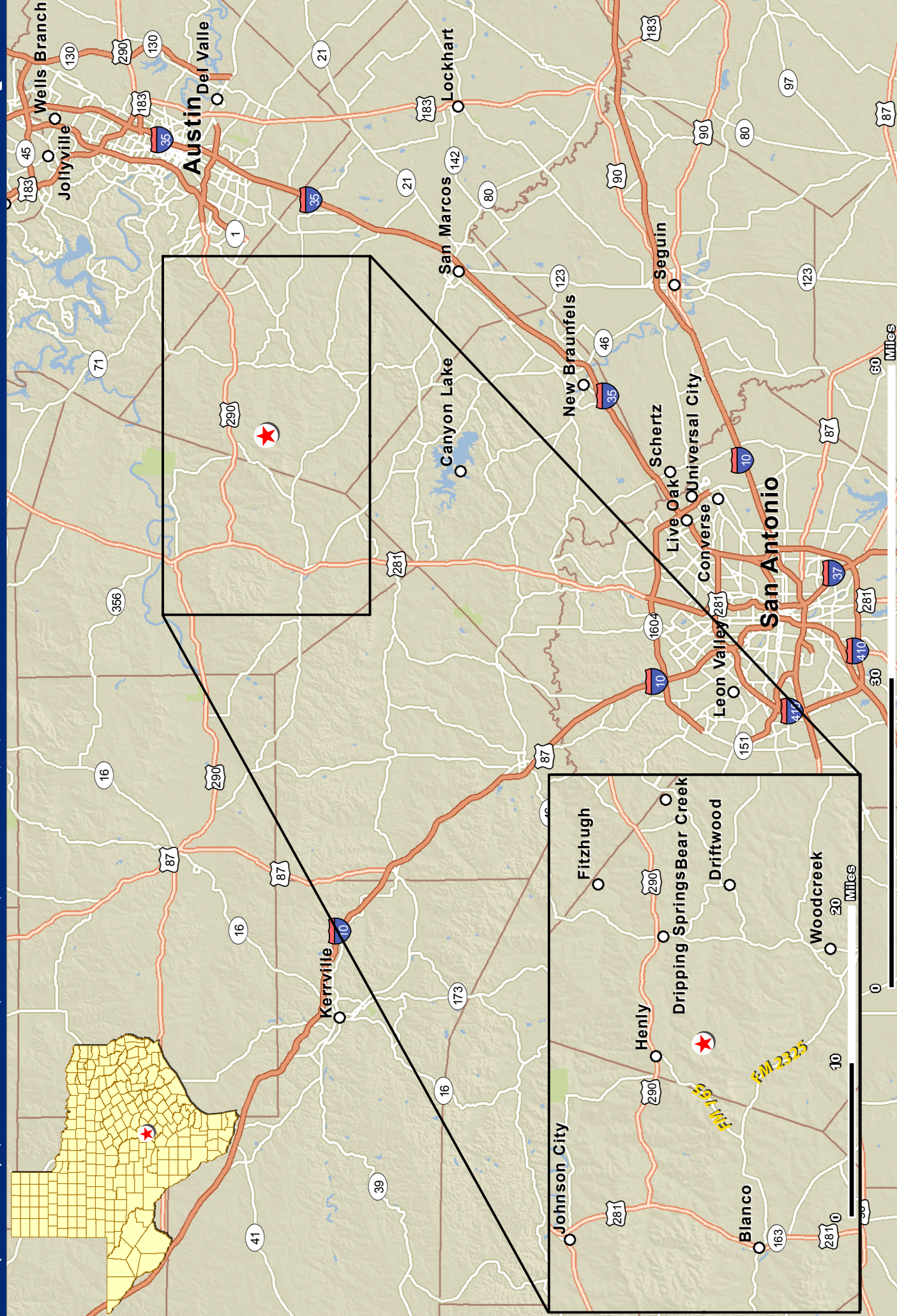
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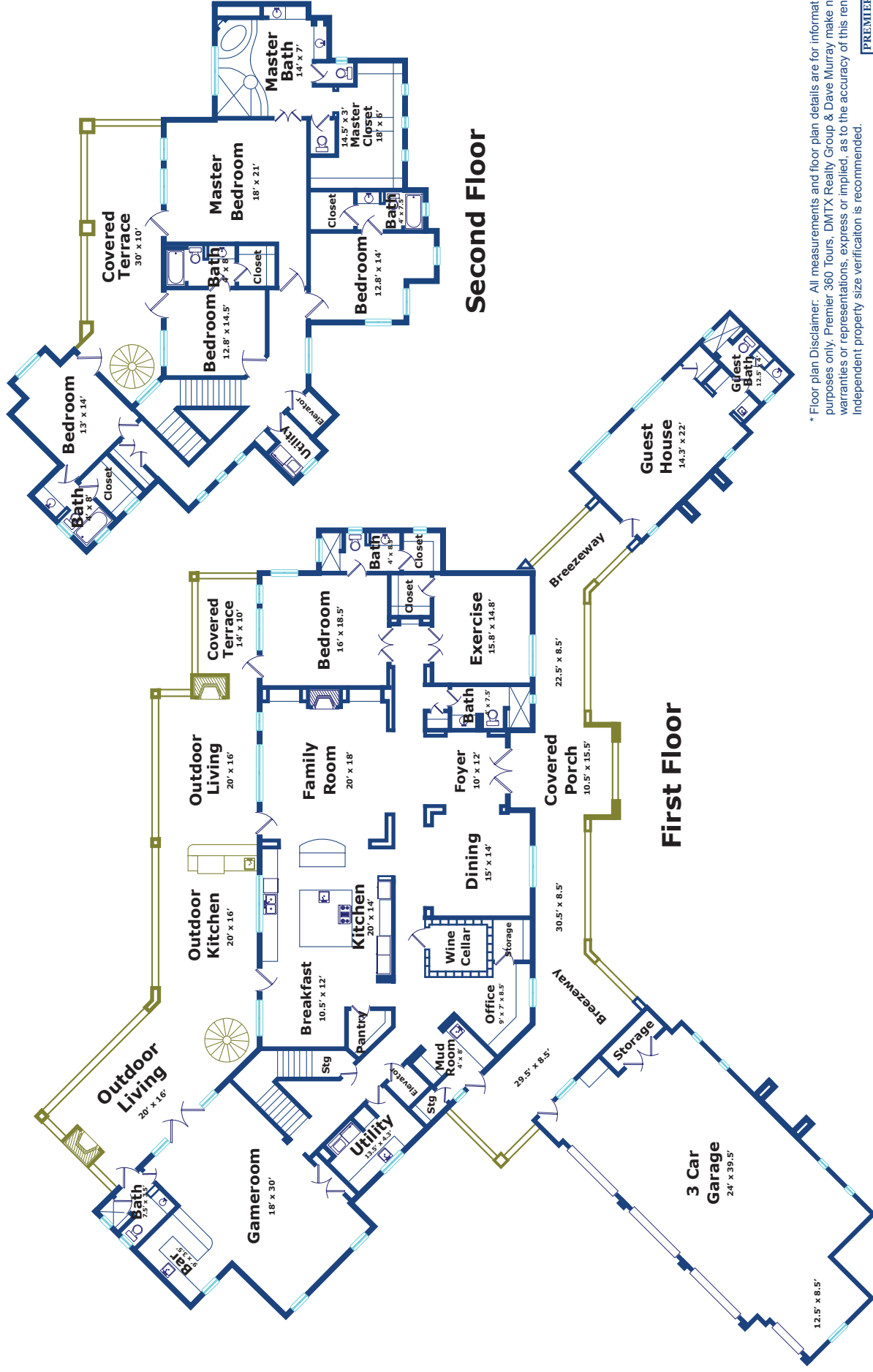
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* Floor plan Disclaimer: All measurements and floor plan details are for informational purposes only. Premier 360 Tours, DMTX Realty Group & Dave Murray make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.