

RANCHES • LIVE WATER • FARMS • RECREATIONAL PROPERTIES



**BOWNDS™**  
REAL ESTATE BROKERAGE

*New Listing*  
**WOLF SPRINGS  
RANCH**

**200± ACRES**

**465 FALL CREEK RD  
KERRVILLE, TEXAS  
KERR COUNTY**

*'Let us show you... Texas'*



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## PRICE

# \$2,695,000

- Located on Fall Creek Road, one of the most beautiful areas in the Texas Hill Country
- 4 Bed / 3.5 Bath Ranch Home
- Two Master Bedrooms, Home Office, Solarium with Jacuzzi, Wood-Burning Fireplace, Loft & Balcony Porches
- 3-Car Garage with Climate Controlled Workshop
- Fully Enclosed Metal Barn
- Three-Sided Equipment Barn
- Pump House & Storage Tank with New 3HP Submersible Water Pump, Sprinkler System
- High-Fenced Garden Plot with Water



### Water Features

DEEP LAKE STOCKED WITH LARGE-MOUTH BASS & BAIT FISH, HEADWATERS OF WOLF CREEK, LIVE SPRINGS, SPRING-FED POND



### Highlights

AG TAX EXEMPTION STATUS, INCREDIBLE VIEWS, PAVED ACCESS & DRIVEWAY, PERIMETER HIGH-FENCE, ELECTRIC GATE

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### Vegetation

LIVE OAK, LACEY OAK, SPANISH OAK, SHIN OAK, CEDAR ELM, ESCARPMENT WILD CHERRY, BLACK WALNUT

### Wildlife

WHITETAIL, FALLOW, BLACKBUCK ANTELOPE, TURKEY, BOBWHITE QUAIL, SONGBIRDS, MIGRATORY BIRDS, WATERFOWL



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