

134 acres in Gillespie County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | DullnigRanches@gmail.com



Property Address

Platfoot Snow Road
Willow City, Texas 78675

Property Highlights

- Price: \$6,950,000.00
- Acres: 134.00
- County: Gillespie
- State: Texas
- Closest City: Willow City
- Property Type: Hunting Land, Ranches, Recreational Property

Property Description

134+ Acres CERRO ALTO RANCH, Gillespie County

Impressive Hill Country setting - Willow City, TX 78675

The most incredible views are captured from this impeccably maintained ranch that provides the ultimate retreat set upon a large hill overlooking the serene landscape. Of the 134+ acres, there are 118 acres low and high fenced with wells and tanks, with a Level 3 MLD in place with a Whitetail Deer herd, plus additional ag-exempt low fenced land. The Lodge and connecting barns are designed to encircle a grand walled courtyard with loggia, fire pit and pool, enhancing the immense hospitality offered by the amenities while optimizing the flow. Additionally, the ranch offers an established wellness business, the Willow Room, integrated with features for relaxation and fitness. With a myriad of impressive features, the ranch is ideal for a celebration or wedding venue as well.

IMPROVEMENTS The Lodge: 6,800 square feet completed in 2013 at an elevation of 1,870 feet. Luxurious for owners as well as privacy for family or guests, the Lodge features 5 bedrooms, 6 baths and 1 half-bath. Enter the front entrance through the walled courtyard with views across the pool with 3 waterfalls and SAM lighting for evening, and a central fire pit. The floor plan encircles the courtyard to allow flow from the living and dining areas, plus access to the guest rooms with ensuite baths, laundry center, plus a custom gun room for any outfitting needs. Impressive construction integrates custom knotty alder doors and cabinetry, glazed concrete plus travertine tile floors, and custom tilework to enhance the stucco and native stone construction. The foyer opens to a stunning Trophy Room with exposed beams and dramatic lighting and massive stone wood-burning fireplace. Adjoining is the banquet dining room with a collector's dream of a nearby wine room with storage. The kitchen blends beauty with gourmet appointments, featuring double islands, 3 dishwashers, 3 sinks, warming drawer, Wolfe double ovens, SubZero refrigerator/freezer, Viking 8-burner stove (4 burners, griddle & grill stove) and commercial ventilation. Gather and relax in the nearby TV room with bar and 80 curved screen with Surround Sound, or the wrap around terraces with never ending views from sunrise to moonlight, with night sky compliant outdoor lighting. The study provides a link to the master bedroom with distressed wood flooring, a vaulted ceiling with chandelier and private bath with shower and tub, plus customized closet. The opposite side of the bluff also provides views of Enchanted Rock State Natural Area.

Willow Room: 4,000 s.f. spa building. Bridged outdoor waterfall and stream entrance. Interior hot tub, treatment rooms, yoga room, dry sauna, steam shower, and therapeutic Vichy shower. Relaxing luxuries include an outdoor covered pavilion with fireplace and outdoor TV, Lutron system, iPad controllers, Sonos sound system inside and out, laundry center and prep kitchen. The intricate ceilings were built by Texas Timber Frames.

Ranch Improvements Off the edge of the courtyard and front parking court are a 4-car garage with high ceiling, 3-car carport and a large temperature controlled storage room with cedar closet. Operational rooms include a game cleaning room with a walk-in cooler,



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stainless steel tables and 60 T.V.screen, a tool room, a feed room and half-bath.

Terrain: 118 Acres high fenced plus there are 11.69 acres that are low fenced and separate with Eckert Road access, 1 well with water tank for cattle. The sandy loam soil and a good irrigation well inside the high-fenced acreage allows for a winery or other agribusiness. Ag exempt taxes.

Vegetation: Live Oak, Spanish Oak, Post Oak, Cedar, Pecan and Mesquite trees along with Bluestem variety grasses and other native grasses to the area exist on the property.

Wildlife: Trophy whitetail deer herd in high fenced area. No exotics present.

Exclusions: Please see Broker. All furnishings and ranch equipment are negotiable.

Driving Directions

LOCATION: Platfoot Snow Road is off of Eckerd Road, just west of N. State Highway 16. Willow City is just northeast of the historic town of Fredericksburg, and it is renown for its scenic bluebonnet and wildflower landscapes in the Spring, quaint shops, and more than 100 wineries. Convenient to the north is Llano, nearby Horseshoe Bay Resort and Marble Falls. AIRPORT: Gillespie County Airport (T9E) is located 3 miles southwest of Fredericksburg and has a 5001 foot runway which will accommodate jet aircraft. NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: <http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf> All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

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