

PRIVILEGE CREEK RANCH



645+ Acres Kendall-Kerr County
Turkey Knob Road
Boerne, Texas 78006

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DESCRIPTION

The serene and private Hill Country location holds an abundance of natural beauty with Privilege Creek, springs, and ponds. Privilege Creek was so named in 1852 when a pioneer remarked it would be a “privilege” to settle at such a fine spot. With both level terrain and hills, it offers a choice for future improvements with easy access as well as scenic views. The ranch is minutes to historic Boerne or Comfort, plus has proximity to metro San Antonio amenities only 30± minutes away.



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IMPROVEMENTS

All weather road system. Partial high fencing.

WATER

Impressive live water includes the headwaters of Privilege Creek (over $1.5\pm$ miles of both sides), including numerous springs and small picturesque waterfalls. Privilege Creek runs south for thirteen miles, joining with Bear Creek, to its mouth on the Medina River. There is also a $2\pm$ Acre tank and 3 smaller ponds, plus both room and potential for much more water development.



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TOPOGRAPHY/TERRAIN

There is a dramatic $380\pm$ feet of elevation change across the ranch, with large hilltops offering dramatic unobstructed views on the north end of the property, and lower rich bottom land in the valley to the south.

VEGETATION

Shallow clay loam soils support numerous Live Oak trees and ashe woodlands intermingled with a variety of grasses.

WILDLIFE

An abundance of water is an attraction for native wildlife including whitetail deer, turkey, hogs and more.



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165± ACRES KENDALL-KERR COUNTY, TEXAS

Located at the end of Turkey Knob Road, which forms a T off the west end of Ranger Creek Road, a major exit off IH-10 West, the corridor to the Hill Country. 11± air miles northwest of downtown Boerne (20± minute drive).

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.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.

VIDEO

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MAP

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