

CRACKERDOG RANCH



50+ Acres • Hays County
San Marcos / Wimberley, TX

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The Crackerdog Ranch offers the rare combination of proximity and privacy with all the amenities of a turn-key luxury Texas Hill Country property to be enjoyed for generations. With 5,180 square feet of indoor living space and exceptional equestrian facilities to complement the stunning property itself, this elegant estate is the pinnacle of peaceful living.

IMPROVEMENTS

Unique touches abound throughout the 3,750 square foot custom designed main residence that includes 4 bedrooms, 3 full bathrooms and 2 half baths. A gourmet island kitchen featuring granite and stainless appliances opens into spacious living and dining areas with wood beamed ceilings and Brazilian cherry hardwood floors. A fully enclosed porch with fireplace connects to a separate office/exercise room. To comfortably accommodate visiting family or friends, there is also a quaint guest cottage with full kitchen, dining, living, bedroom and bath above the two-car garage.

The Crackerdog Ranch features equestrian facilities including a 4 stall horse barn with tack room and feed/storage room, turn-out pens, two grass paddocks, round pen, and a sand riding arena. There is a foreman's quarters with private kitchen and bath. Additionally, on the property there is a garden, chicken coop, and fully fenced in yard for dogs.





LAND/HABITAT

With its rolling terrain, blanketing shade trees, and sprawling grassy fields the land provides the perfect sanctuary for abundant wildlife including deer and turkey, as well as a fertile habitat necessary for grazing livestock and horses. It has been meticulously maintained and carefully improved with the removal of cedars and underbrush to accentuate the incredible number of mature oaks, elms, black walnut, and many others.

WATER

The headquarters is strategically positioned safely above the flood plain and overlooks a seasonal draw with expansive views of the ideal spot to construct a future pond or lake that can be supplemented by one of two strong Trinity Aquifer water wells on the property.





LOCATION

Ideally nestled between Wimberley (4 miles) and San Marcos (9 miles to IH-35) in the heart of the Texas Hill Country. Approximately 1-hour drive to both San Antonio and Austin International airports. 15 minutes to Canyon Lake. 1+ hour to Fredericksburg and Lake LBJ.

TAXES/INVESTMENT

Currently set up on Ag Exempt status and can easily be converted to Wildlife Exemption. This is the only ranch tract in the subdivision that can be subdivided into two 25-acre tracts.

MINERALS

All owned rights will convey with sale.
No production or leasing present.

HOA

Trails End Ranch. See Broker for benefits and restrictions.

EXCL./INCL.

See Broker for list. Ranch equipment is negotiable.

MAP

[CLICK HERE TO VIEW MAP](#)

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trec.state.tx.us/pdf/contracts/OP-K.pdf

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