

LITTLE JOSHUA CREEK RANCH



60+ Acres Kendall County

Waring, Texas

 Kuper
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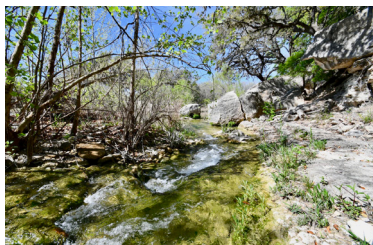
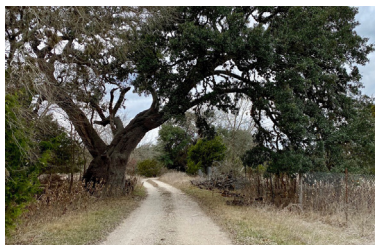


LOCATION

Little Joshua Creek Ranch is conveniently located a short 3 miles from Interstate 10 in Welfare, Texas, only 10± miles to downtown Boerne, and 25± miles from Loop 1604. Aside from its convenience to all necessary amenities, this peaceful undeveloped area of the Hill Country has so much to offer. Take a short drive down to historic Waring to float the Guadalupe River, grab a burger at the Waring Store, or enjoy world class wing-shooting across the street at Joshua Creek Ranch!.

IMPROVEMENTS

A small rock cabin has been converted into a party pavilion. Historic rock cistern and rock walls are throughout the ranch. The property has 2 barns.



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WATER

The property has an impressive amount of year-round live water for its size, with over a half-mile of Little Joshua Creek frontage and another 1,200 feet of Big Joshua Creek. There are 2 water wells, one of which is a high-volume irrigation well.

TERRAIN

The diverse terrain ranges from fertile sandy-loam soils along the creek, to a 20 \pm acre coastal field, to a nice hilltop in the center of the ranch which is out of the floodplain offering great views and excellent build spots.

WILDLIFE

The Welfare area is home to an abundance of free-ranging Axis which frequent the ranch, and a healthy population of whitetail and turkey can also be found on the property.



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AMENITIES

BARN INFORMATION

- Barn(s)
- Hay Barn
- Shop Building

EASEMENTS

- Utilities

FISH

- Bass

GAME

- Dove
- Turkey
- Whitetail Deer

LAND TYPE

- Both

LOT DESCRIPTION

- Acreage

MINERALS-% OIL & GAS OWNED

- 100

MINERALS-% WATER OWNED

- 100

MINERALS-% WIND OWNED

- 100

MINERALS AVAILABLE

- Oil & Gas
- Water
- Wind

NUMBER OF WELLS

- 2

PRESENT USE

- Hunting/Fishing
- PROPERTY TAX EXEMPT.**

- Yes

PROPERTY TYPE

- Farm/Ranch

PROPOSED USE

- Agriculture
- Equine
- Exotics
- Grazing
- Hunting/Fishing
- Residential Single

RD. FRONTAGE DESC.

- Asphalt
- County

SOIL

- Sandy Loam

STREET/UTILITIES

- All Weather Road
- Septic

TOPOGRAPHY

- Bottom
- Flood Plain
- Rolling

TYPE OF FENCE

- Barbed Wire

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TAXES

Wildlife Exempt.

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