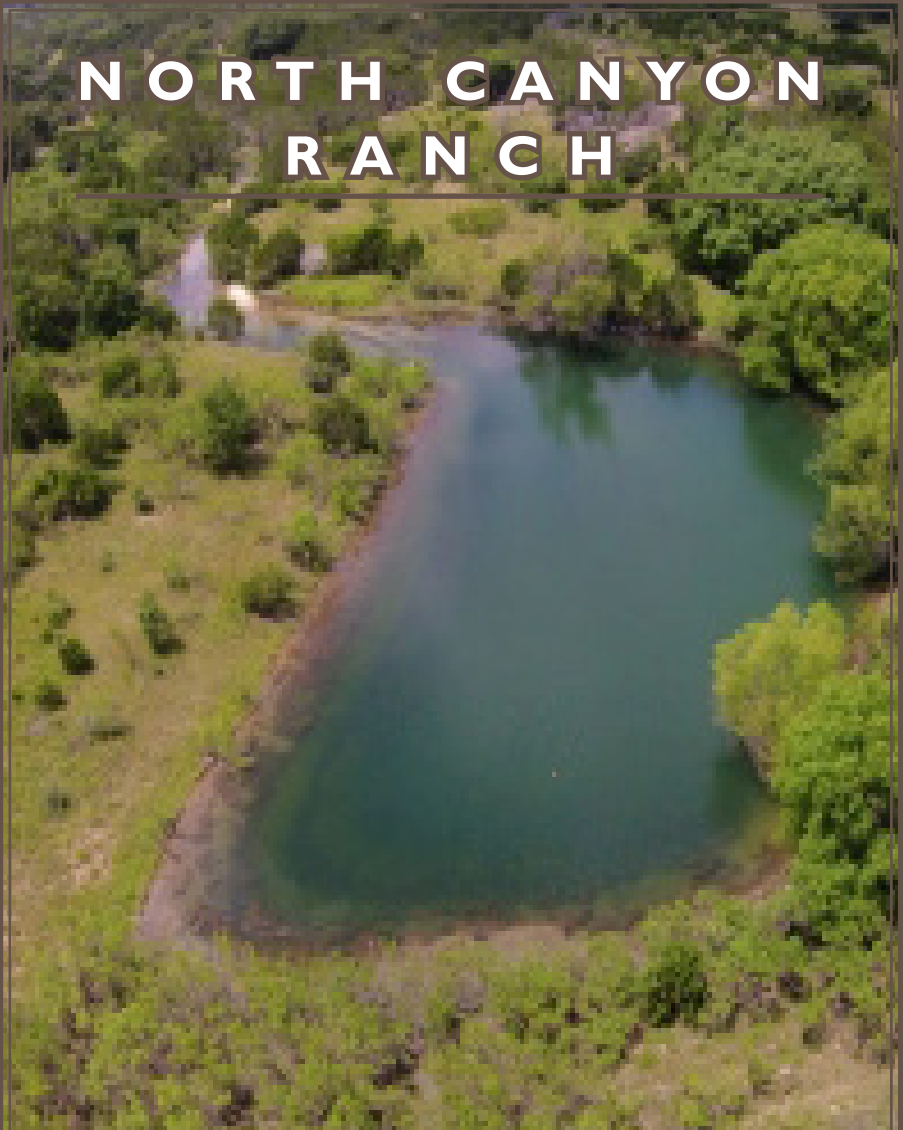


NORTH CANYON RANCH



1200+ Acres Blanco County
Hwy. 290
Johnson City, Texas

 **Kuper**
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

North Canyon Ranch has been owned and operated by the same family since 1941. A rare opportunity to own an old family ranch of this size and with proximity to Austin, the State Capital, or San Antonio. This ranch traverses from lush bottom land to beautiful hilltops, scattered with grand hardwood trees throughout.

IMPROVEMENTS

The ranch has with electricity throughout and 3 water wells. This established infrastructure combines with numerous wonderful building sites for improvements of choice.

WATER

The property has a total of 3 active water wells, all which are electric. The 3 active wells are in the Glen Rose Aquifer with yields of 11 GPM, 25 GPM and 60 GPM. There are also 2 old abandoned wells, one tank and several small springs. There are several locations where additional water features could be added.

UTILITIES

Pedernales Electric Coop. Septic. Private water wells.

WILDLIFE

This ranch has an abundance of native wildlife and has had the same lease hunters for 10 years. Large trees throughout allow for turkey roosting sites. Wildlife includes whitetail deer, turkey, hogs, dove and varmints, and an occasional Elk, Red Deer, Oryx, Sika and Axis.

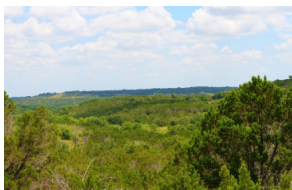


ELEVATION

This property also has tremendous elevation changes, with heights ranging from 1,182± feet to 1,345± feet asl. The property has a variety of lush creek bottoms and hilltops with beautiful views.

VEGETATION

This ranch has beautiful hardwoods dotted throughout the ranch, including Live Oak trees, plus Pecan, Black Cherry, Cedar Elm, Hackberry, Sycamore, Spanish Oak, Walnut, Madrone and Mesquite trees. Consistent with this part of the state, the ranch also has cedar, agarita, prickly pear, persimmon and many more.



MINERALS

Minerals are negotiable. No production and no leasing present.

NORTH CANYON RANCH



**1200± ACRES BLANCO CO.
HWY 290, JOHNSON CITY, TEXAS**

This property is located 60± miles Northeast of San Antonio, 20 miles West of Austin, 14± miles Northeast of Blanco, 12± miles Southeast of Johnson City and 11± miles West of Dripping Springs. This property has 2.1± miles of Hwy. 290 frontage.

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.

TAXES

Call Broker. Agricultural
exemption.

MAP

[Click here to view map](#)

**[CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)**

Robert Dullnig

Broker Associate

210.213.9700

DullnigRanches@gmail.com

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES