



Pavlica Ranch

284 Acres - Kerr County

This picturesque ranch is located just minutes north of Kerrville off of Hwy 16 on the way to Historic Fredericksburg. The ranch boasts of a beautiful custom Hill Country home, large oak trees, multiple springs, and BIG VIEWS of the surrounding Hill Country.

The beautiful 3,941+/- square feet Hill Country home sits on a rise that offers great views from the large front and back porches. It is surrounded by large post oak trees that offer great shade that allow you to enjoy the prevailing breezes at all times of the day. The rock house itself has five bedrooms with walk-in closets, and four and a half bathrooms. Open floor plan with large kitchen that opens into the living room and dining areas that make it ideal for entertaining. The Kitchen has beautiful granite counters, a large island with a gas range, large pantry, and a long rock bar that provides additional seating. Off of the kitchen is a game room that is large enough for a pool table, or would make a great den/second living area.

The living area has vaulted ceilings with wood beams, rock column accents and an impressive rock fire place. Off of the living area you'll find a spacious master suite with vaulted ceiling, wood floors, and French doors that open to the back porch. The Master bath has a large walk-in shower, jetted bath tub, his and her vanities, and a huge closet.

New windows were installed in 2019, and the roof was replaced in 2020. The house has three A/C and heating units with propane gas furnaces. Feeding the gas furnaces, gas range, water heaters and dryer is a 1,000 gallon propane tank. The bedrooms have 10 foot ceilings, and there is a central vacuum system for convenience. The floors of the house are tile, wood and carpet.

Surrounding the house is a one acre irrigated fenced in yard with large oak trees, lush grass, and beautiful landscaping. For the gardeners, there is a fenced garden as well.

The ranch consists of gentle rolling hills that offer big views. There are multiple springs that provide year round water for the wildlife and there are a couple of sites that could be great places to put in a dam to back up some water. The land is covered in native grass, and large Post Oaks, Live Oaks, and Spanish Oaks. The cedar has been selectively cleared to leave just enough to provide cover for the wildlife. There is great hunting ranging from white-tail, turkey, pigs and much more. The ample native grass is great for grazing.

Other improvements include a well that had new PVC pipe, motor and wiring installed in 2018. There is a great 30x50 insulated metal barn that has two roll up doors, 25 x50 covered parking area on one side with concrete floor, and a 25x50 covered livestock area on the other side.

All information is subject to change and not warranted or guaranteed by Reno Realty Group