

PEDERNALES VALLEY RANCH



502+ Acres Blanco County
Robinson Ranch Road
Blanco, Texas

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IMPROVEMENTS

A paved main road takes you from the entrance to the headquarters in the center of the ranch which includes a spacious split level, native stone 4 bedroom 4 bath main home with full length covered terrace to enjoy the views. Other accommodations include a 2 bedroom 1 bath guest house, and ranch improvements of a fully enclosed barn / workshop. The perimeter of the ranch is under high-fence.



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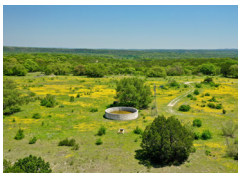


WATER

The ranch has 3 electric wells and one operational windmill. There is a 3,000 gallon storage tank which services the improvements. There are also 2 beautiful stock tanks which provide ample water for the livestock and wildlife.

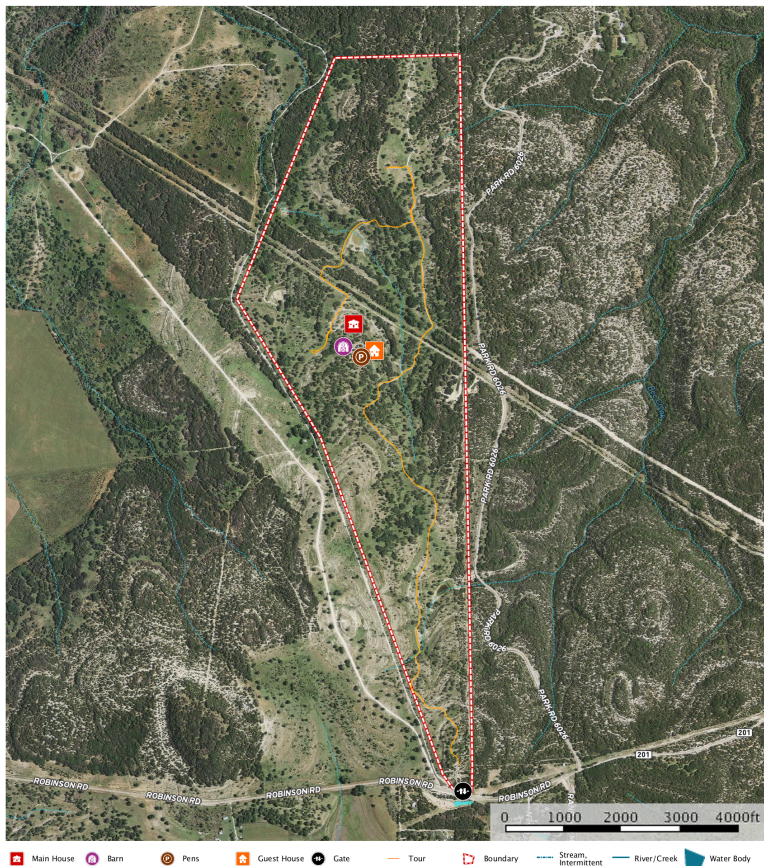
TERRAIN/WILDLIFE

The rolling “usable” terrain offers some spectacular unobstructed views of the Pedernales River Valley. The ranch is dominated by countless live oak motts scattered throughout the property and a significant amount of cedar has been cleared allowing for native grasses to thrive. The high-fenced perimeter supports a healthy heard of native white-tail, turkey, and other species. The ranch is currently cross-fenced for cattle and would be the ideal “dual-purpose” ranch for the buyer looking for grazing and recreational pursuits.



MAP

[VIEW MAP HERE](#)



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502+ ACRES BLANCO COUNTY ROBINSON RANCH RD, BLANCO, TX

The ranch is conveniently located only 40± miles west of downtown Austin along Robinson Ranch Rd adjoining Pedernales Falls State Park.

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

Ag Exempt.

VIDEO

[VIEW VIDEO HERE](#)

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

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