

# MUY ALTO RANCH

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**917± Acres Gillespie County**  
**FM 783**  
**Kerrville, Texas**

 Kuper  
**Sotheby's**

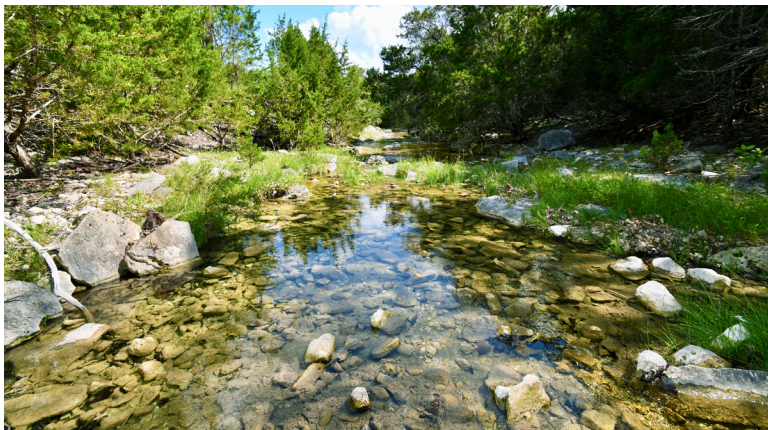
**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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An opportunity to own a 5th Generation ranch that has been operated by the same family since 1950. Truly a rare find with superb location, this history-filled ranch has two spring-fed creeks allowing for the potential to have additional water features. Incredible views, grand trees and nice headquarters add to the uniqueness of the offering. This ranch was one of several large ranches owned by the McCullough family and once served as the main headquarters for their total cattle ranch operation.



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## IMPROVEMENTS

The headquarters are highlighted by a nice wood frame 2-story ranch home of 3,000 square feet. There are 4 bedrooms/3.5 bathrooms with one full upstairs and 2.5 downstairs with a master bedroom and bunk room on the first floor. Upstairs are the other two bedrooms with a full bath between them. The Great Room has hardwood floors with Cypress paneled walls flanking the sides of the native rock fireplace. Adjacent to the kitchen and wet bar is a screened in porch along the southern elevation. The house was originally part of the home constructed in the 1880s, with newer additions in 2002, approx. 18 years old. Water well house. Storage tank. Concrete pila which serves as a swimming pool. Livestock pens and scale.



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## IMPROVEMENTS CONT.

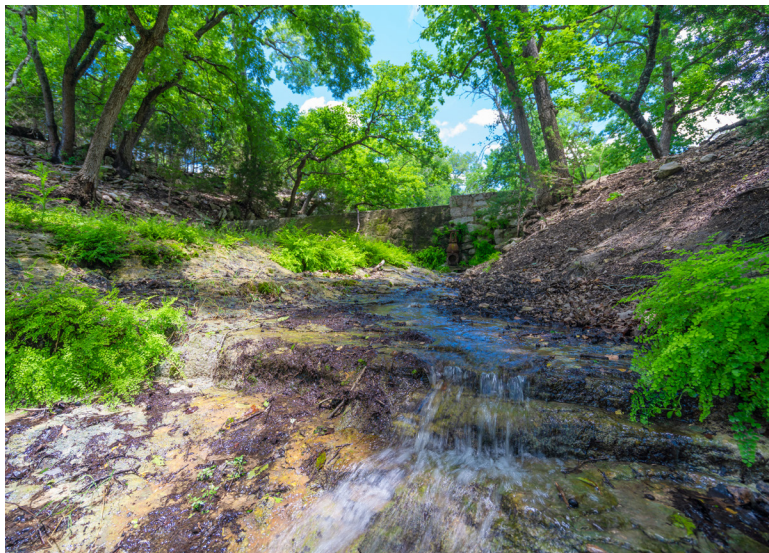
- 2,170 square foot wood frame shop
- 1,200 square foot equipment shed
- 1,400 square foot wood frame goat shed
- Set of wood post livestock pens plus load chute, squeeze chute, 6 holding pens and 2 central alleys.
- The ranch has a combination of high fence and standard low perimeter fencing. The land is cross fenced into 6 pastures which consist of fencing to including net wire.



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## **WATER**

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This ranch has potential for a large water feature having two named creeks in Centipede Branch of Spring Creek, and Goat Creek. Traversing the ranch, both offer year around water. The highlight is Centipede branch due to its year-around pools of water and small waterfall features. Approximately 3,700 feet of both sides of Centipede Branch flow through the ranch. There are 4,789 feet of both sides of Goat Creek, which holds pools of water in certain places. This property has 3 water wells. The main water well is located at the Headquarters and is equipped with an electric powered submersible pump, concrete storage tank and pila. This well supplies the Headquarters. The second well is in the northern part of the ranch, equipped with an electric powered submersible pump. The third water well is located in the western part of the ranch and is equipped with a windmill and concrete pila.

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## WILDLIFE

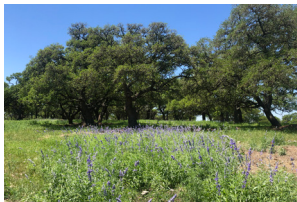
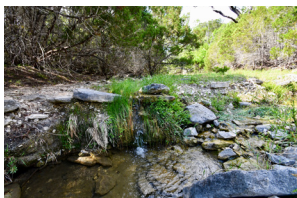
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This ranch has a good amount of native wildlife on it due to the natural cover and distribution of water. Wildlife includes Whitetail deer, Turkey, Dove, Hogs and varmints.

## VEGETATION

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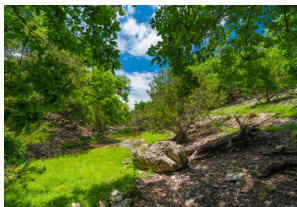
The family has used it as a livestock ranch and has used several management practices to enhance overall habitat. There are large areas where the Cedar has been selectively cleared. Approximately 150 acres per year is either prescribe burned or mechanically cleared of cedar.



## ELEVATION

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This ranch offers drastic rolling topography providing fantastic views. Elevations range from 1,910 ft to 2,120 ft.



## TAXES

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\$4,278± Ag Exemption.

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## 917+ ACRES GILLESPIE COUNTY KERRVILLE, TEXAS

This ranch is located 60 miles north of San Antonio, 23 miles north of Comfort, 40 miles north of Boerne, 12 miles south of Harper and 7 miles north of Kerrville, Texas. The property has 2,866 feet of frontage on FM 783.

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### MAP

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### VIDEO

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