



Y₄ RANCH

Y₄ Ranch
4,838± Acres Kerr County
Mountain Home, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

An opportunity to own a piece of the legendary Y.O. Ranch! The YO4 Ranch is the heart of the original YO Ranch that has been family owned since 1880. This ranch offers unique geographical features such as Aoudad Hill, plus native and ranging exotic wildlife.

IMPROVEMENTS

The majority of the perimeter is high fenced. There will need to be approximately 2 miles of new fence constructed. There are three water wells and four shared water well agreements. The rolling Edwards Plateau pastures are loaded with live oak, shin oak, cedar, mesquite, cedar elm and other native trees. Hardy native grasses cover the landscape offering great views with elevations over 2,000 feet.



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WILDLIFE

Native wildlife includes White-tailed Deer, Rio Grande Turkey, Mourning Doves, White-wing Doves and Wild Boar. Exotic Wildlife includes Fallow Deer, Blackbuck Antelope, Axis Deer, Aoudad Sheep, Eland Antelope and the protected Barasingha Deer.

WATER

There are three water wells on the ranch, all believed to be in the Edwards Lime. The Edwards Lime is believed to be at 300 feet. The Trinity Aquifer is also in the area and is believed to be at 700 feet. There are two earthen tanks. There is one known sink hole in the middle of the ranch that recharges springs at headwaters of the Guadalupe River.

1. Game Warden Shack Mill shared with YO Headquarters
2. Old Double Wells Mill shared with YO Headquarters
3. Rock Springs Goat Shed Mill shared with Chrisie Schreiner family
4. Steel Pens Well (electric) 100% owned but will have a sharing agreement with C4
5. Chalky Point Mill



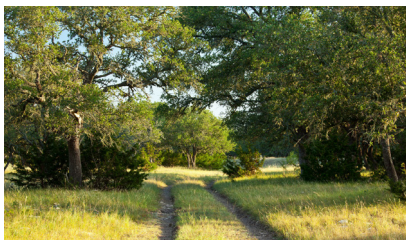
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AIRPORTS

Kimble County Airport (KJCT) 19± miles north with a 5004 ft. runway, Edwards County Airport (KECU) 30± miles Southwest, Kerrville Municipal Airport (KERV) 33± miles Southeast, and Gillespie County Airport (T82) 40± miles east. Major airports include San Antonio International Airport 95± miles Southeast and Austin-Bergstrom International Airport 145± miles East.



MINERALS

Seller will convey 50% of the minerals and wind rights and 100% of the executive rights.

TAXES

Ag Exempt.



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4,838± ACRES KERR COUNTY MOUNTAIN HOME, TEXAS

The YO4 Ranch is located 15± miles west of Mountain Home, 35± miles Northwest of Kerrville, 65± miles Northwest of Boerne, 95± miles Northwest of San Antonio, and 125± miles from the State Capital, Austin, Texas.

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.

MAP

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VIDEO

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DULLNIGRANCHES.COM](#)**

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