

# NUBE NUEVE RANCH

---



**716± Acres Kerr County**  
**Cummings Road**  
**Mountain Home, TX**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

---

This high-fenced recreation and hunting ranch enjoys 360 degree views from many points throughout the ranch and is appropriately name “Cloud Nine”. Selectively clearing of cedar has allowed the grand variety of hardwoods to flourish and maximize the habitat for native and exotic wildlife. Two lakes provide a refreshing respite in the landscape and an option for recreation.



**716+ Acres Kerr County**  
**Cummings Road**  
**Mountain Home, TX**

## IMPROVEMENTS

The headquarters includes an array of impressive improvements that begin with a 6,500± square feet of accommodations which include a 4 bedroom/4 bath main lodge, owners quarters and Foreman's house. The lodge style home offers the warmth of wood paneled walls and vaulted exposed beam ceilings that are complemented with stained concrete floors and a dramatic native stone, raised hearth fireplace in the Great Room. Off one side of the room, the complete kitchen features bead board cabinetry with tile accent backsplash, and stainless steel appliances. Other rooms are enhanced with wood floors, bead board or exposed beam ceilings. The full length covered porch provides room-size outdoor options with views of the lake, pool and surrounding landscaping. A flagstone patio surrounds the freeform pool and spa for warm weather use while the party pavilion and outdoor fireplace adds to the evening warmth and atmosphere for events. Guest accommodations include a 1,500± square foot guesthouse with fireplace close to the main home plus there is a foreman's house. Ranch improvements include a horse barn, riding arena, 2 hay barns and an equipment shed. The game processing buildings includes both a walk-in cooler and rail system for ease of transportation.



**716± Acres Kerr County**

**Cummings Road**

**Mountain Home, TX**





## **WATER**

---

A highlight is a 2±-acre lake that is just below the home, providing serene views and year around enjoyment. Nine water wells provide water to locations throughout the ranch.

## **VEGETATION/TERRAIN**

---

Mostly cleared of cedar (Ashe Juniper). Live Oaks, Lacey Oaks, Shin Oak, and Cedar Elm trees. The ranch is cross-fenced into 4 high fenced pastures and 2 small trap pastures.



## WILDLIFE

---

Species include White-tailed Deer, Black Buck Antelope, Fallow Deer, Axis Deer, Red Deer, Dybowski Sika, Gemsbock, and Aoudad.

## TAXES

---

\$11,718.

## INCLUSIONS

---

See Broker for list. Seller will include all furnishings, equipment and animals.



**716+ Acres Kerr County**  
**Cummings Road**  
**Mountain Home, TX**

# NUBE NUEVE RANCH



## 716± ACRES KERR COUNTY MOUNTAIN HOME, TEXAS

The ranch is 20± miles northwest of Mountain Home, with impressive frontage and easy access off Cummings Road. The ranch is convenient to Kerrville and its Kerrville Municipal Airport (KERV) with a 6,0045-foot runway.

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](http://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

[Click here to view map](#)

### VIDEO

[Click here to view video](#)

[CLICK HERE TO VIEW ON  
DULLNIGRANCHES.COM](#)

**Robert Dullnig**

*Broker Associate*

210.213.9700

[DullnigRanches@gmail.com](mailto: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

  
DULLNIG  
RANCH SALES