

DOUBLE D RANCH



740± Acres Bandera County
Hwy. 16 & 46
Bandera, Texas

 Kuper
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DR
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RANCH SALES



DESCRIPTION

Conveniently located just 30-40 minutes north of San Antonio, in eastern Bandera County, sits the stunning “Double D Ranch”. With year-round live water, breathtaking views, and frontage on both HWY 16 and HWY 46, this ranch checks all of the boxes for the discerning buyer/investor looking for a hill country showplace with tremendous future development potential.



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WATER

The ranch has strong, private live water with 1 ± mile of frontage along year-round “Madrona Creek” (2,200± feet of both sides), which has been dammed up to create a beautiful stretch of water for fishing, kayaking, or just to escape the heat on those long hot summer days. The ranch also has 3,450± feet of frontage along seasonal “Red Bluff Creek”, and strong ground water with 4 different aquifers to tap into and 5 water wells in the Trinity formation.



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IMPROVEMENTS

Entering the ranch via the large set-back entrance on HWY 46, the paved blacktop road will take you past the hacienda style main lodge and ends at the fully enclosed barn/shop which includes an office and living quarters. The main lodge has not been occupied for some time, therefore is in need of updating/renovating, but would provide a great starting point for someone wanting to create their own ranch headquarters or corporate retreat. There is also a modest foreman/caretakers home located on the northwest side of the ranch. Utilities include electricity, fiber optic high speed internet, and a commercial natural gas supply line connection. The ranch also has access to an adjoining 2,500± foot grass airstrip.



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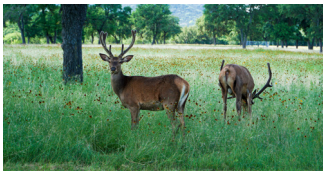
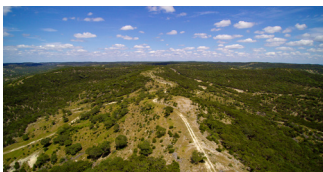
Hwy. 16 & 46

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TERRAIN

The diverse terrain ranges from gently rolling usable land on the north-end of the ranch, with fertile bottomland along the creeks, to large hills on the south side of the ranch offering some of the most stunning panoramic views in Bandera County. There is over 460 feet of elevation change across the ranch ranging from 1360-1820 feet above sea level! The majority of the ranch has been meticulously cleared of cedar to create a park-like setting, which highlights the abundant hardwoods and allows for native grasses to flourish.



WILDLIFE

Native white-tailed deer, Axis, Elk, turkey, and others.

TAXES

See broker.



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740± ACRES BANDERA COUNTY HWY. 16 & 46, BANDERA, TEXAS

Double D Ranch is conveniently located a mere 16± miles north of Loop 1604, 14± miles southeast of Bandera, and 9± miles southwest of Boerne. The property has 745± feet of frontage along HWY 46 with (2) entrances, and 3,680± feet of frontage along HWY 16.

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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