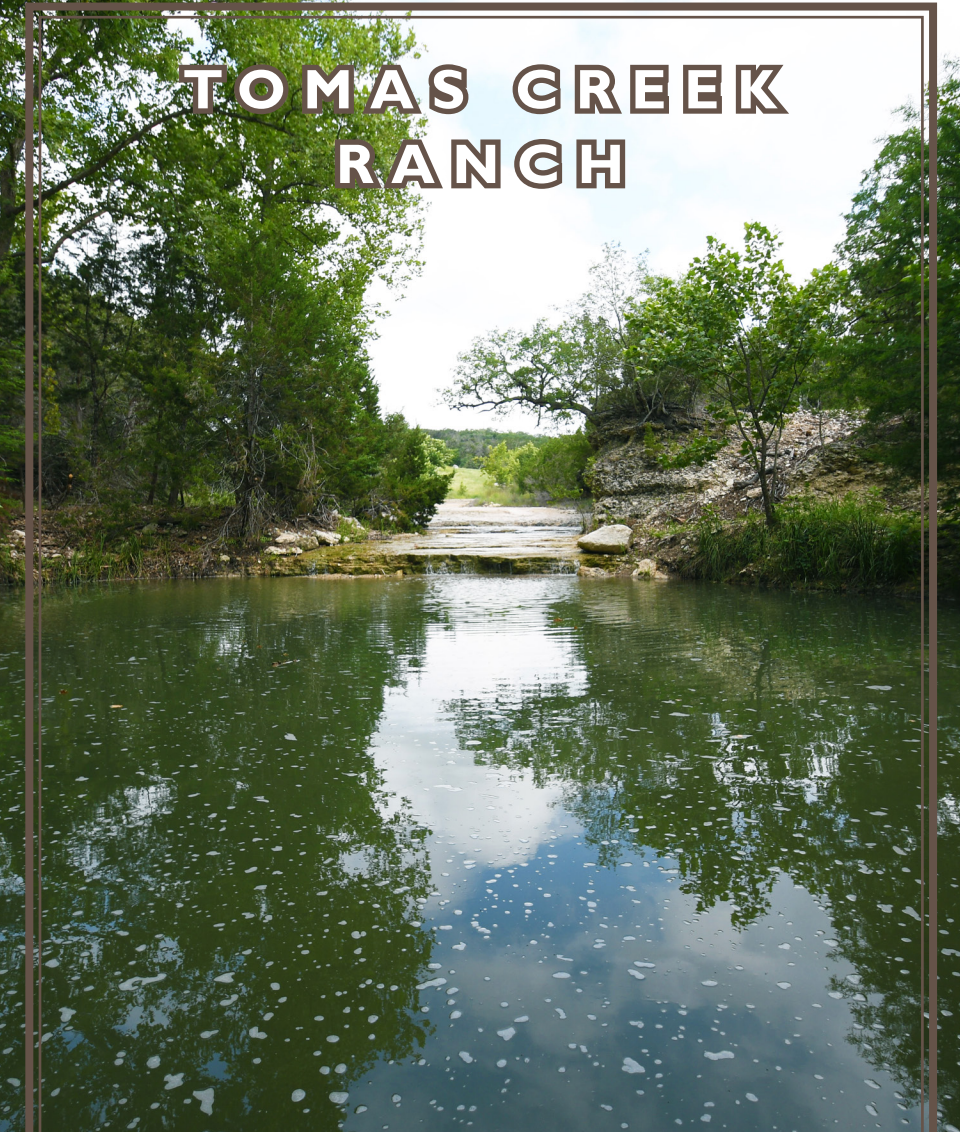


# TOMAS CREEK RANCH



**15+ Acres Kerr County**  
**Downing Ranch Road**  
**Kerrville, Texas**

 Kuper  
**Sotheby's**

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

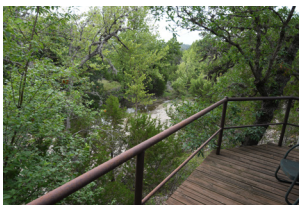


## DESCRIPTION

This spectacular property encompasses the most amazing amount of private, live water you will ever come across on 15 acres! There is privacy, views, large trees, caves and cliffs all nestled on this unique 15+/- acre tract of land. Located a little over an hour from San Antonio and 15 miles from Kerrville, a property like this will make the ultimate retreat!

## IMPROVEMENTS

There is a cabin on the property with a wraparound porch overlooking the creek. The cabin has 1 bathroom, a kitchen and a large stone fireplace located in the middle for enjoyment. There are several other great building sites on the property with electricity close by.



**15+ Acres Kerr County**  
**Downing Ranch Road**  
**Kerrville, Texas**





## **WATER**

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Spring fed Tomas Creek traverses through the middle of this property for about 1,750± feet. One of the highlights of the property is a deep natural swimming pool that is filled by a cascading waterfall. The creek has several other waterfalls and pools as it continues running through the property. There is another spring fed creek that feeds into Tomas Creek near the entrance. Water to the cabin is supplied by the creek.

## **WILDLIFE**

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Because this property is located between all larger ranches there is an abundance of wildlife. Native wildlife includes whitetail deer, dove, quail, wild hogs, varmints, tons of song birds and much more. There are fish and turtles in the creek and might be some free roaming exotic species present as well.



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## **TERRAIN/VEGETATION**

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There is a good amount of topography on the property with the highest point being around 1950± feet above sea level offering spectacular views. Decent soils with larger trees are located around the creek. Right across the creek from the cabin is the face of a cliff that has a cave. The dramatic view of this cliff adds to the ambiance of the cabin and it also creates extreme privacy from any neighbors.

## **MINERALS**

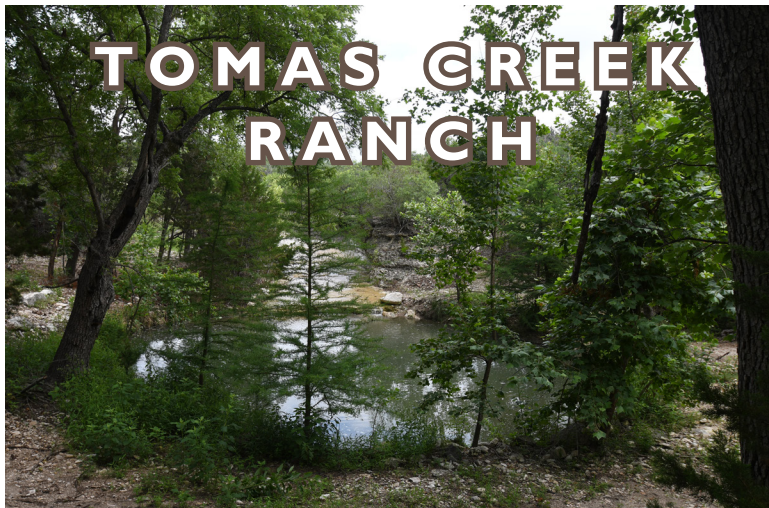
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Negotiable.

## **TAXES**

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\$3,108.32 – No exemptions in place.



## **15± ACRES KERR COUNTY KERRVILLE, TEXAS**

Accessed via a paved easement off Downing Ranch Road this property is located 16± miles south of Kerrville, 75± miles northwest of San Antonio, 117± miles west of Austin and 260± miles west of Houston.

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](#)

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

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