

DUNCAN SPRINGS RANCH

788.43 ACRES

BLANCO COUNTY

Blanco, Texas

RANCHING • HUNTING • RESIDENTIAL

PROPERTY FEATURES:

- Two main residences
- Lakeside guest cabin
- Outdoor kitchen
- Pool and spa
- 6-car carport
- Manager's residence
- Natural springs
- Three lakes
- Fishing / hunting
- Hilly terrain with views
- High game fence
- 45 minutes to Austin



An impressive Hill County Retreat with a relaxed ranch-style vibe that plays host to the coveted Duncan Springs!



Amidst dramatic elevation changes that offer stunning vistas sits this iconic Texas ranch that boasts one of the state's rare natural springs. These plentiful waters create grottos, waterfalls, streams and three stunning lakes that dance through the heart of the ranch. The headquarters is a luxurious compound featuring two architectural masterpieces blending with the Texas landscape and a stunning outdoor pool and spa. These homes offer easy ranch-style living with a combined 12 bedrooms and 13 bathrooms. Other amenities include a 6-car carport, outdoor kitchen, fully-stocked bar and a lakeside cabin. DUNCAN SPRINGS IS YOUR LEGACY RANCH!



GOTTESMAN
RESIDENTIAL
REAL ESTATE

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Selling Ranches All Over Texas

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www.DuncanSpringsRanch.com

DUNCAN SPRINGS RANCH

Blanco, Texas 78606

PROPERTY VIEWING BY APPOINTMENT ONLY

AMENITIES

Barn Information

- Barn(s)

Easements

- Utilities

Fish

- Bass
- Catfish
- Perch

Game

- Duck
- Turkey
- Whitetail Deer
- Axis Deer
- Audad
- Sika
- Fallow
- Black Buck
- Oryx

Lot Description

- Acreage
- Creek
- Heavily Treed
- Horses Permitted
- Landscaped
- Pasture
- Tank / Pond
- Water / Lake Front

Number of Lakes

(water over 5 acres)

- 2 to 5

Number of Wells

- 7

Present Use

- Exotics
- Hunting / Fishing
- Residential Single

Proposed Use

- Equine
- Grazing
- Hunting / Fishing
- Resort

Property Tax Exemption

- Yes

Property Type

- Farm / Ranch
- Single Family

Road Frontage Desc.

- Asphalt
- Crushed Granite

Special Notes

- Survey Available

Street / Utilities

- Asphalt
- Gravel / Rock
- Outside City Limits
- Private Road
- Septic
- Well

Topography

- Rolling
- Sloped
- Varied

Type of Fence

- High Game Fence

Housing Type

- Farm/Ranch House

Construction

- Rock/Stone
- Wood

Exterior Features

- Balcony
- Covered Porch(es)
- Grill
- Guest Quarters
- Lighting System
- Patio Covered
- Pool w/ Attached Spa
- RV/Boat Parking
- Stable/Barn

Interior Features

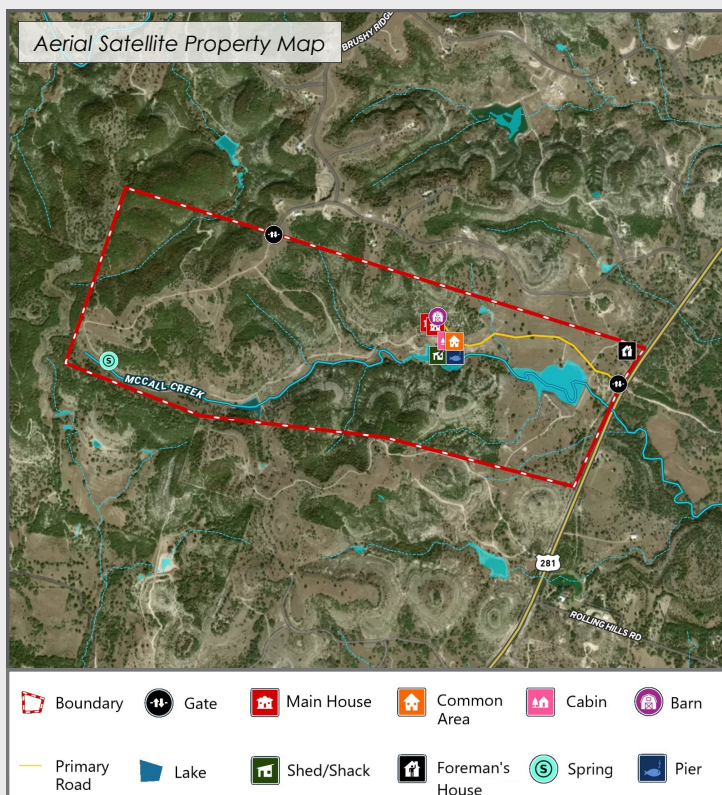
- Beam Ceilings
- Built-in Wine Cooler
- Decorative Lighting
- Elevator
- Multiple Staircases
- Vaulted Ceilings
- Wet Bar
- Window Coverings

Flooring

- Concrete
- In-floor Radiant Heat
- Slate
- Wood Floor

Roof

- Metal



LOCATION: 45 minutes west of Austin, 45 minutes north of San Antonio, and 3.5 hours to Dallas/Fort Worth or Houston. Within 30 minutes you are in charming Fredericksburg, Wimberley, Dripping Springs, or Marble Falls. And within just 10 minutes, you are in the cool small town of Blanco, Texas, located on the Blanco River!

