

# HIDDEN SPRING RANCH

**420+ Acres Kendall County  
Bergheim, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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Hidden Spring Ranch is a spectacular live water property located just north of Bergheim, Texas. This first-time offering has been in the same family for 90 years and offers a wonderful raw blank canvas with multiple build sites along its extensive Guadalupe River frontage. River tracts of this size are quickly becoming a rarity in this area of the Hill Country.

## WATER

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The highlight of the ranch is the ~4,850 feet of cypress-lined Guadalupe River frontage. The river can be easily accessed in several locations and features some wide, deep pools segregated by flowing rapids. There is also a strong spring in the center of the ranch, that flows water year-round according to the owners. There is currently no water well on the ranch, however neighboring well logs suggest that domestic water can be found at 200-250 feet.



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## **TERRAIN**

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The gently sloping “usable” terrain descends from 1,280 feet above sea level on the east side of the ranch down to 1,100 feet at the river which forms the western boundary. A healthy population of hardwoods can be found along the river bottom and sloughs, along with numerous beautiful live oaks scattered across the ranch. Only approximately 12-13% of the ranch lays within the 100 year floodplain, allowing for endless options for future build-sites.

## **WILDLIFE**

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Whitetail, turkey, axis, sika, and great fishing along the river.





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## 420+ ACRES KENDALL COUNTY

The ranch is accessed via a 1.8 mile privately owned gravel lane off of FM 3351, just 6 miles north of Bergheim, and is an easy 16 miles to Boerne and IH-10. Considering the explosive growth that eastern Kendall County has experienced over the last few decades, this ranch provides an excellent investment with tremendous future development potential.

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

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### VIDEO

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**Robert Dullnig**  
Broker Associate  
210.213.9700

[DullnigRanches@gmail.com](mailto:DullnigRanches@gmail.com)

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