

# C RANCH



**54+ Acres Kerr Co.**  
**195 Kerrville Country Drive N**  
**Kerrville, Texas**

 Kuper  
**Sotheby's**

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



## DESCRIPTION

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Minutes from town, this country estate provides excellent views and infrastructure in place. Located outside the city limits, but within the ETJ, it currently has no restrictions and can be subdivided. This ranch offers a great opportunity for this ideal size tract so near to city amenities, located just north of the intersection of IH-10 and Hwy.16, the road to Fredericksburg.



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## IMPROVEMENTS

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There is a one-story 3 bedroom, 2 bath ranch house of 1,806± square feet that features wood floors, barn wood accents, and two fireplaces. The tile floored kitchen features barn wood cabinetry accented with pressed tin backsplash & ceiling. There is also a detached storage barn with living quarters that include a bathroom and wood burning stove. The perimeter is low fenced.



## WATER

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One water well.



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## **TERRAIN/VEGETATION**

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Rolling terrain that is partially wooded with views of the surrounding hills.

## **WILDLIFE**

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Hunting is allowed for whitetail deer and other native wildlife.

## **MINERALS**

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TBD.

## **TAXES**

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Ag Exempt. Property is taxed in 3 parcels.

# C R A N C H



## 54.56+ ACRES KERR COUNTY KERRVILLE, TEXAS

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](#)

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