

7 CANYONS RANCH



420+ Acres Bandera Co.
1160 Seco Pass Road
Tarpley, TX 78883

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

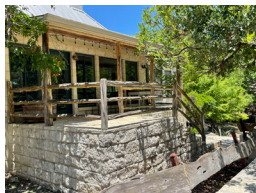
This is a turn-key beautiful Hill Country ranch set up for quiet entertaining and immense enjoyment. Located in highly desirable Bandera County between Tarpley and Utopia, this ranch offers end of the road privacy, unique water features, breathtaking views and impressive structural improvement. Make this spectacular ranch your weekend getaway, permanent residence and/or your new business.



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IMPROVEMENTS

There is enough room for you and your guests with a total of 14 bedrooms and 16 bathrooms within the headquarter complex residences. The improvements were all well-conceived and executed, and are finely maintained.



MAIN HOUSE

The limestone main house was strategically placed above the banks of the dammed creek offering a tranquil setting. The rockscape around the main house is truly impressive. There are 3 bedrooms, 3 bathrooms, a large kitchen, 2 living areas, one set up as an office with beautiful views overlooking the creek, wet bar, dining room and library loft. Deep porches on all sides of the house offer relaxation in a myriad of beautiful settings.



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LODGE

The lodge captures the atmosphere of the Old West, built with cedar logs and a native stone fireplace. There are a total of 8 separate bedrooms and 10 bathrooms. The downstairs is set up for entertaining with a commercial kitchen and an open concept room with a wraparound bar. This room currently has 2 large dining tables, a pool table and lounge furnishings around the fireplace. The front porch offers outdoor dining and an open fire cooker and on the back porch is a fire pit and spa tub.

HUNTER'S CABIN

The Hunter's Cabin has 2 bedrooms and 2 bathrooms and has a nice setting overlooking the dammed up creek.



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BARNDOMINIUM

This staff living quarters is connected to one of the barns and has one bedroom, one bathroom, a living/dining area and a nice covered porch that overlooks the creek bottom.

GARAGE TREE HOUSE

Next to the main house is a detached 3 car garage and the Tree House is located above the garage, making you feel like you are in the trees. The Tree House has one bedroom and one bathroom, kitchenette and a small living/dining area.

RANCH IMPROVEMENTS

On one of the highest points there is a 2-story lookout pavilion with spectacular views and a stone fireplace. There are several storage buildings, a good road system in place and is entirely high-fenced.





WATER

The highlight of the water features is the spring fed creek that wraps around the main house, contained with a series of dams. These dams have extensive rock work which creates several swimming pool-like water features with a waterfall in between. There are a total of 8 different ponds along the spring fed creek system. The natural rock grotto is a very unique feature to this property and not something that you see every day. Springs drip off the roof and down the sides of the grotto to fill a rock-lined pool which eventually drains into the creek. There are two water wells, one services the lodge and the other services the rest of the improvements.



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WILDLIFE

This ranch is loaded with native and exotic wildlife which includes but is not limited to whitetail deer, turkey, elk, Scimitar-horned Oryx, Fallow deer, Axis deer, Black Buck and even a herd of Buffalo.



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TERRAIN/VEGETATION

There are seven different canyons and over 440± feet of elevation change ranging from 1660± to 2,100± feet above sea level. These drastic elevation changes provide breathtaking views throughout the ranch. The hilltops have been selectively cleared of cedar highlighting all the hardwoods and allowing an impressive stand of grass to grow. Other trees present on the property include Live Oak, Post Oak, Spanish Oak, Cedar Elm, Black Walnut and Cedar.

TAXES

Ag Exempt.



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420± ACRES BANDERA COUNTY TARPLEY, TX

The ranch is located at the end of Seco Pass Road which is a private road off of FM 470. The intersection turn onto Seco Pass Road is 6± miles W of Tarpley, 12± miles E of Utopia, 45± miles S of Kerrville, 73± miles NW of San Antonio, 135± miles SW of Austin and 260± miles W of Houston. Regional Airports include Kerrville Municipal Airport/ Louis Schreiner Field (KERV) which is 5 miles SE of Kerrville and has a 6004 foot runway.

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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VIDEO

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