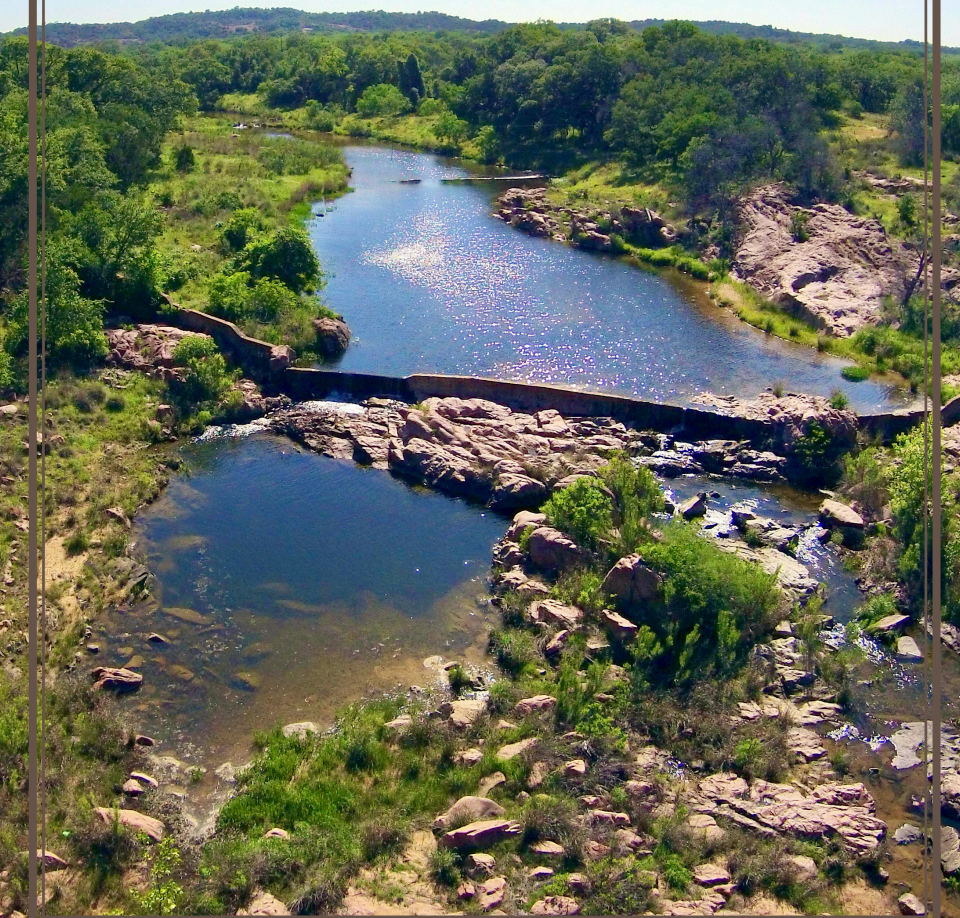


BOWIE MOUNTAIN RANCH



2,213+ Acres
Llano County
Llano, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

Bowie Mountain Ranch is an incredible live-water property in southern Llano County approximately 17 air miles northeast of Fredericksburg, Texas. With incredible views, 2 named creeks, black-top frontage, and close striking distance to one of the most highly sought-after towns in the Texas Hill Country, this ranch checks every box.



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WATER

Crabapple Creek traverses through the middle of the ranch for 1.13 miles, and Sandy Creek flows through the north end of the ranch for 1.36 miles of which both sides are also owned. There are 2 nice ponds which are both fed by solar wells, and there are 2 wells with electric submersibles that service the improvements. (Due to the historic drought conditions the creeks are currently not running, however the pictures and video are representative of the water during average rain-fall years).



IMPROVEMENTS

There are 3 modest yet functional cabins along Crabapple Creek and a nice fully enclosed metal barn. The majority of the perimeter is low-fenced.





TERRAIN

The diverse terrain ranges from fertile bottom-land with plentiful giant hardwoods along the creeks, to low-lying mesquite flats reminiscent of South Texas, to giant granite outcroppings that offer spectacular unobstructed views. There is 380FT of elevation change across the ranch, which range from 1160-1540FT above sea level. The highest point and namesake for the ranch is “Bowie Mountain” which is on the southern portion of the property and offers views of Enchanted Rock which is 4 miles to the west.

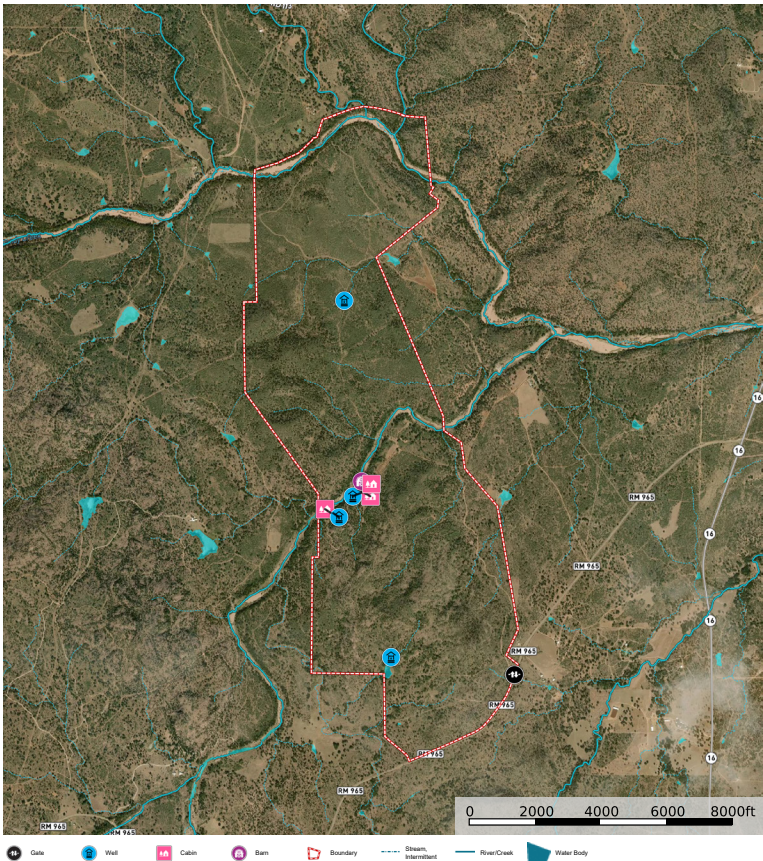
WILDLIFE

Good native whitetail deer herd, turkey, and some free-ranging exotics.



2,213+ Acres
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MAP



2,213+ Acres
Llano County
Llano, Texas



2,213 ACRES LLANO COUNTY

The ranch has 4,800FT of frontage along FM 965 just east of Enchanted Rock State Park. Fredericksburg is an easy 20-minute drive to the south, and the town of Llano is 15 miles to the north.

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

[Click here to view map](#)

VIDEO

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