

CAVALOMA WEST RANCH

An aerial photograph of a vast, green landscape. The terrain is covered with dense, low-lying vegetation and scattered trees. A light-colored dirt road or path winds through the middle of the property. In the distance, a small cluster of buildings is visible. The sky is blue with some white clouds.

1,000+ Acres Kerr County
RR 187
Hunt, Texas

 Kuper
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DR
DULLNIG
RANCH SALES



DESCRIPTION

This is one of the finest Hill Country ranches out there. The amount of work that has been put into this property over the years is very apparent by the phenomenal stands of grasses, healthy huge oak trees and thriving native and exotic wildlife. The ranch is a blank slate with numerous spectacular building sites with your choice of long-distance views or nestled in a private bottom between towering oak trees. Electricity and water is already in place and the paved road frontage provides easy access.

IMPROVEMENTS

This ranch is void of structural improvement but does have electricity, water wells, paved road frontage and endless potential prime building sites. The ranch will be entirely high-fenced having 2 separate 400± acre and 600± acre high-fenced pastures.

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WATER

This ranch is very well watered with 4 Edwards water wells that provide water to 1 pond and 5 different water stations. There are several unnamed creek drainages on the property that will run water during wet times and could provide good potential locations for additional ponds.



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VEGETATION/TERRAIN

One of the most impressive features of this ranch is the stand of grasses which is a product of years and years of cedar maintenance. The huge Live Oak, Post Oak, Red Oak and Cedar Elms all thrive on this ranch because of the lack of cedar as well. There are some portions of the ranch where the cedar was left alone to provide thick sanctuaries for the wildlife. The elevation ranges from 2,240 \pm feet above sea level up to 2,330 \pm feet above sea level. This elevation change provides rolling terrain with long distance views and several creek drainages with large trees and deeper soils.



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WILDLIFE

This ranch is loaded with quality native and exotic wildlife species. There is a 400± acre high fenced separate pasture that has Whitetail and Axis deer along with turkey, hogs, dove and loads of other native wildlife. The remaining 600± acres will be high fenced separately and has Red Deer, Fallow Deer, Axis Deer, Black Buck and all the native game such as Whitetail, turkey, pigs, dove varmints and much more.

MINERALS

Negotiable.



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1,000± ACRES KERR COUNTY HUNT, TEXAS

The ranch has paved road frontage on RR 187 and is 20 miles southwest of Hunt, 30± miles west of Kerrville, 100± miles northwest of San Antonio, 135± miles southwest of Austin and 290± miles west of Houston.

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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