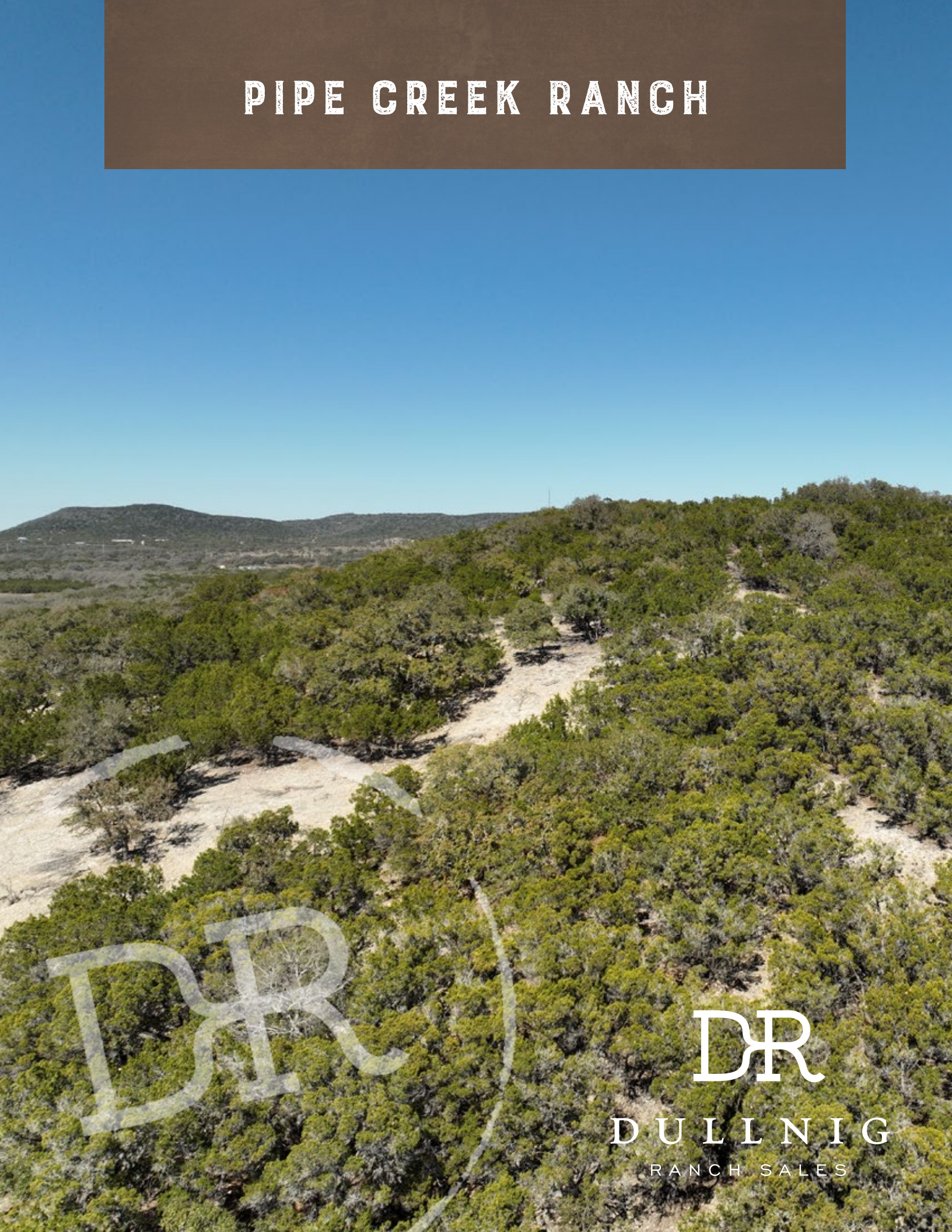


# PIPE CREEK RANCH



DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

The highlight of this 22± acre tract is its incredible location being settled in the center of Pipe Creek with an entrance off Highway 16. It has a water well, electricity, and two homes in place but should be considered a raw land tract. There is one high point with potential for spectacular views looking over Pipe Creek and the Texas Hill Country with an elevation gain of 140± feet and a total elevation of 1485 feet. This property contains Live Oak trees scattered throughout the cedar just waiting for the right owner to carve this property to their liking.

## IMPROVEMENTS

There are two homes on the property that provide little value and should be considered for remodeling or clearing. There is electricity in place provided by Bandera Electric Coop and one water well. There are multiple work sheds that were built by the owner as well as a chicken coop. There is fencing along parts of the property.

***22± Acres***

***Bandera County***





***22± Acres***  
***Bandera County***





## WILDLIFE

This property contains whitetail deer, foxes, many species of native and migratory birds, and varmints that are common with the Texas Hill Country.

## TAXES

This property does not have a wildlife or agricultural tax exemption.

***22± Acres***

***Bandera County***





***22± Acres***  
***Bandera County***





## MINERALS

Negotiable.

## EASEMENTS

There are four deeded easements that provide access to the property, the entrance off of Highway 16 is the only one that is currently usable. It is a 15 ft wide ingress/egress easement. There are two deeded easements going through the property, only one is cleared and useable.

***22± Acres***

***Bandera County***



## MAP LINK

[Click here to view map](#)



***22± Acres***  
***Bandera County***





**22± ACRES BANDERA COUNTY**  
**9847 SH-16**  
**PIPE CREEK, TX, 78063**

The location is the main attraction of this property being centrally located in Pipe Creek. You are 9± miles from Bandera, 16± miles from Boerne, 22± miles from Helotes, and 40± miles from San Antonio.

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)

**PROPERTY WEBSITE**

[Click here to view website](#)

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