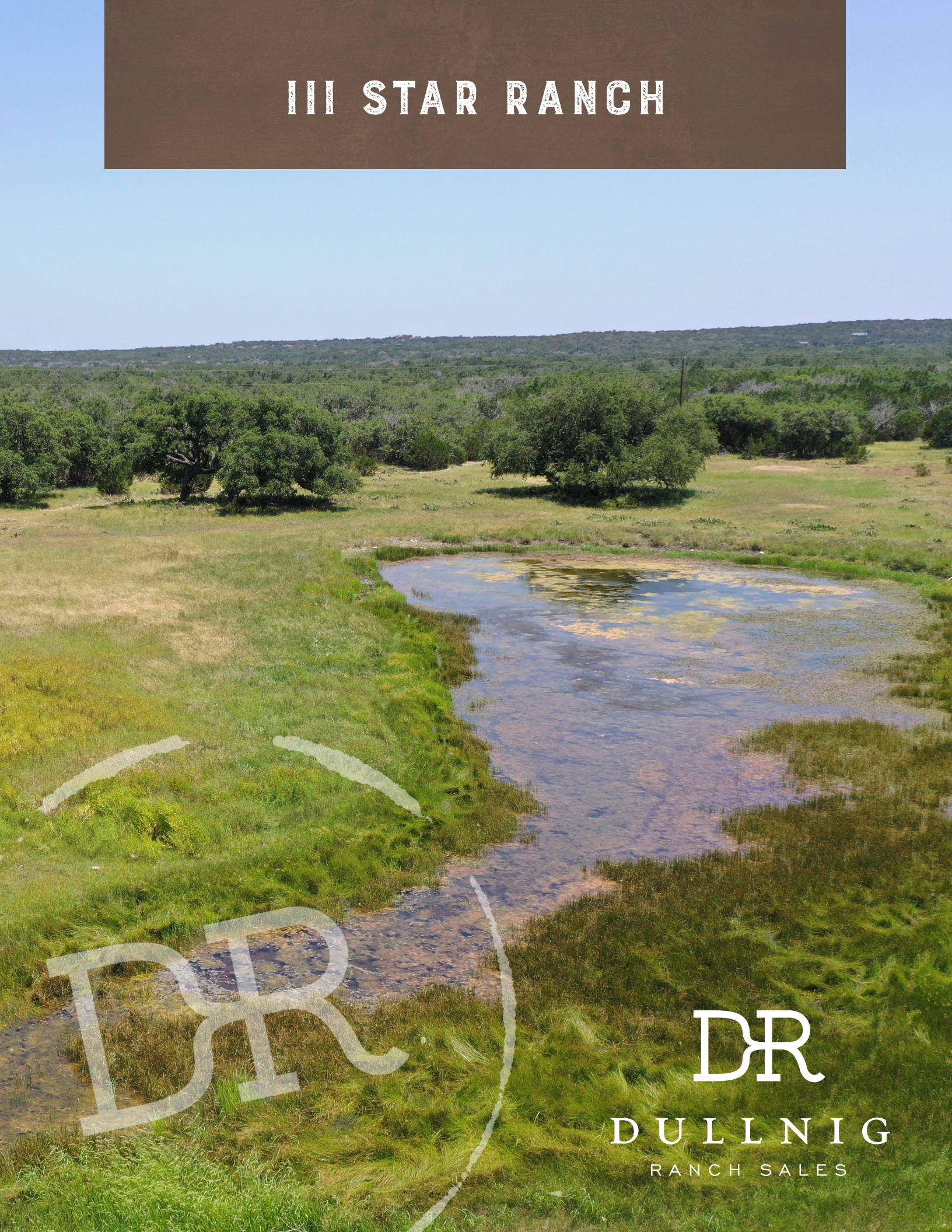


III STAR RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

Located within the 10,000-acre gated Y.O. Ranchlands, this gently rolling property offers extensive Live oak cover, along with cedar, Spanish oak, shin oak, and other trees native to this area. The owner has thoughtfully cleared areas for accessible hunting that provide very well positioned hunting blinds and feeders. The pond not only yields accessible surface water for all wildlife but is also a strategic location for seasonal dove hunting.

155± Acres

Kerr County

IMPROVEMENTS

There is a 3-bedroom, 2-bathroom two-story main house, showcasing recently updated floors, windows, exterior, Saltillo tile and carpet that complement the updated granite countertops in the kitchen and the pecky cypress wood throughout. Other features include a metal roof, front and rear porches, two fireplaces, a hot tub, and spacious primary suite with a walk-in shower and jetted tub.

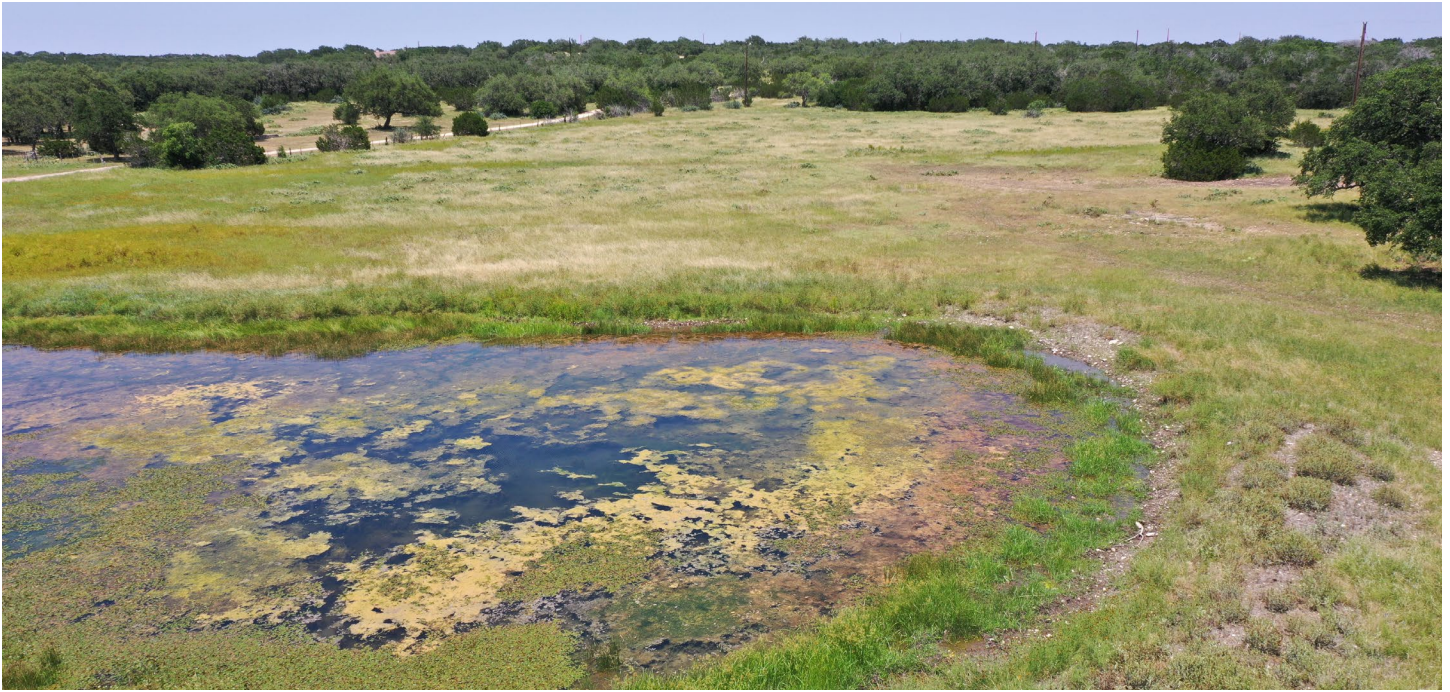
A separate barndominium consist of 2-bedrooms, 1-bathroom, with an open concept living room and kitchen, and Saltillo tile floors. The building also includes a roll up door, equipment storage, and a walk-in game cooler. There is an additional, separate equipment and tool barn.

Inclusions: All furnishings are included in sale, excluding a few personal items.

Ranch equipment: Ranch equipment is negotiable. See Broker for list.



155± Acres
Kerr County



WATER

Two water wells., one well-fed pond.

WILDLIFE

Axis, Sika, Fallow, Blackbuck antelope, native White-tailed deer, and turkey are common within the Ranchlands. Hunting quotas are established for each landowner based on acreage owned.

155± Acres

Kerr County



HOA

Y.O. Landowners Association. Deed restrictions. For more information visit <https://yoranchlands.org>

TAXES

\$7,345.23. Ag Exemption.



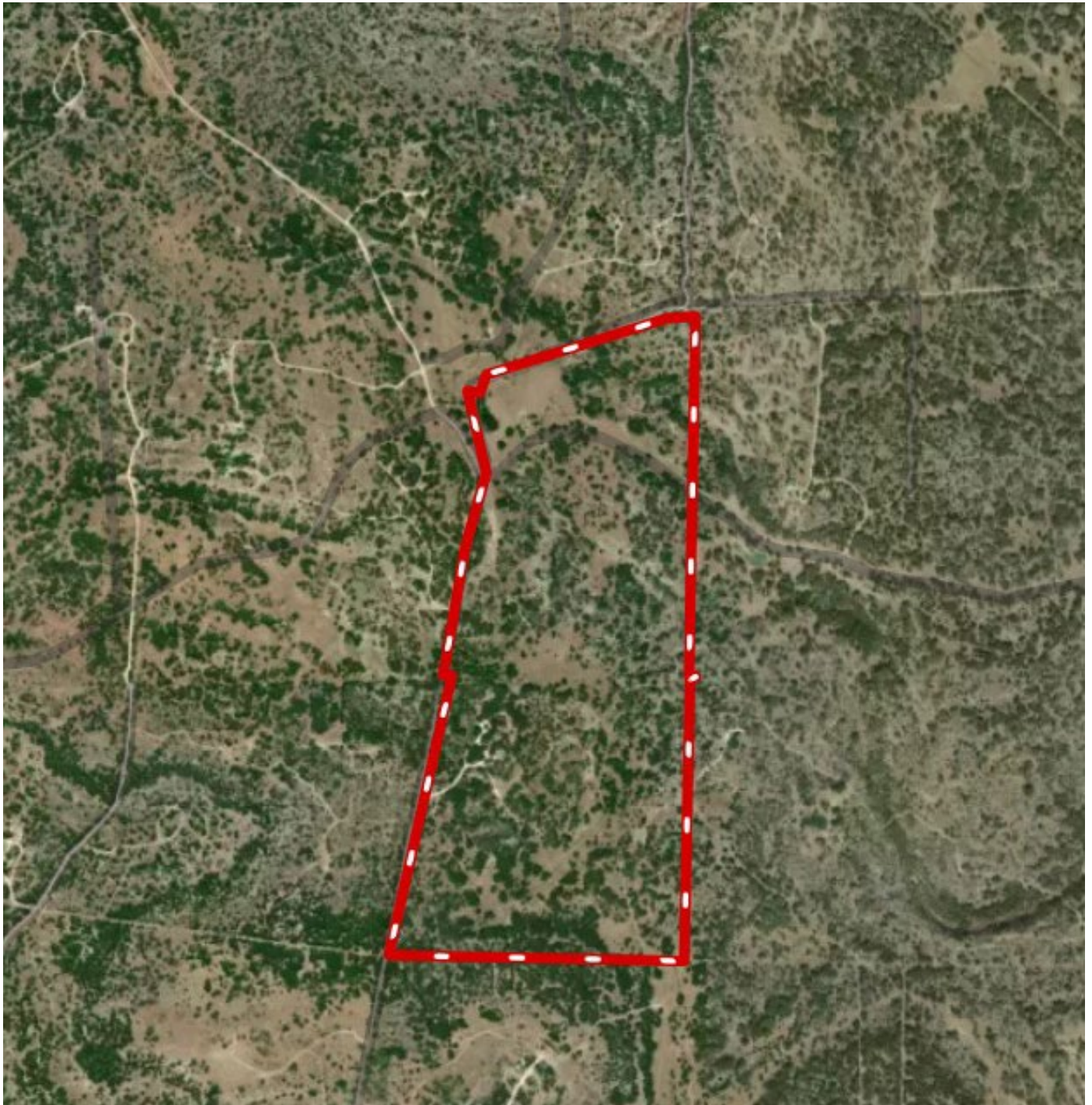
155± Acres
Kerr County



155± Acres
Kerr County

MAP LINK

[Click here to view map](#)



155± Acres
Kerr County



155.34± ACRES KERR COUNTY MOUNTAIN HOME, TEXAS

The ranch is located 23± miles from Junction, 56± miles from Kerrville, 120± miles from San Antonio, 151± miles from Austin, 314± miles from Houston, and 317± miles from Dallas.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

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