

ONION CREEK RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

Onion Creek Ranch offers the rare opportunity to find a 310-acre ranch with 3,500± ft. of cypress-lined flowing live water only 30 minutes from downtown Austin. This spectacular ranch has ample paved road frontage, privacy, views, large trees, tons of wildlife, good soils and has been in the same family for almost 75 years. A property like this does not come on the market every day.

IMPROVEMENTS

There is an older 2-bedroom, 2.5-bathroom rock home that is in good, functional condition. While this is the single structure on the property, it is not considered of significant value. There are numerous building locations throughout with great Hill Country views, amongst large, established trees, and with convenient proximity to Onion Creek. The perimeter of the ranch is fenced on all sides except along the creek frontage, with some additional cross fencing, as well.

310± Acres

Hays County



310± Acres
Hays County

WATER

The highlight of this property is the 3,500± ft. of flowing Onion Creek frontage. This is a spectacular stretch of creek with hundreds of towering cypress trees, deep pools, waterfalls, rapids and a dam on the far north end of the creek. Even during this terrible drought there is still significant flowing water. There are several springs on this ranch with the most significant coming from a cave that, when flowing, fills an old cistern that was built pre-1900. There is one water well on the property which services the house.



310± Acres
Hays County

VEGETATION/TERRAIN

There is no shortage of large, established trees and the species vary depending on the location. The creek is lined with ancient Cypress trees and the bottom land around the creek has huge pecans, cedar elms, Live oaks cottonwoods and an assortment of other hardwoods. The land further away from the creek has scattered oak trees, cedar elms and cedar trees, as well. The elevation ranges from 1,017 feet above sea level on the west side to 900+/- feet above sea level down by the creek. This change in topography offers several locations with spectacular long distance Hill Country views. There are several deep canyons and cliff faces near the creek which are home to numerous caves. There is a 20± acre field that has some regrowth cedar that could be cleaned up and planted if one desired, as well as several food plots that the current owner plants in winter crops to supplement the wildlife.



310± Acres
Hays County



WILDLIFE

All the live creek frontage provides ideal habitat for a plethora of wildlife. Some of the species seen on the ranch include White-tailed deer, turkey, dove, varmints, and wild hogs along with a herd of free ranging red deer, as well. The creek provides great fishing for bass, catfish and perch.

TAXES

Wildlife Exempt.

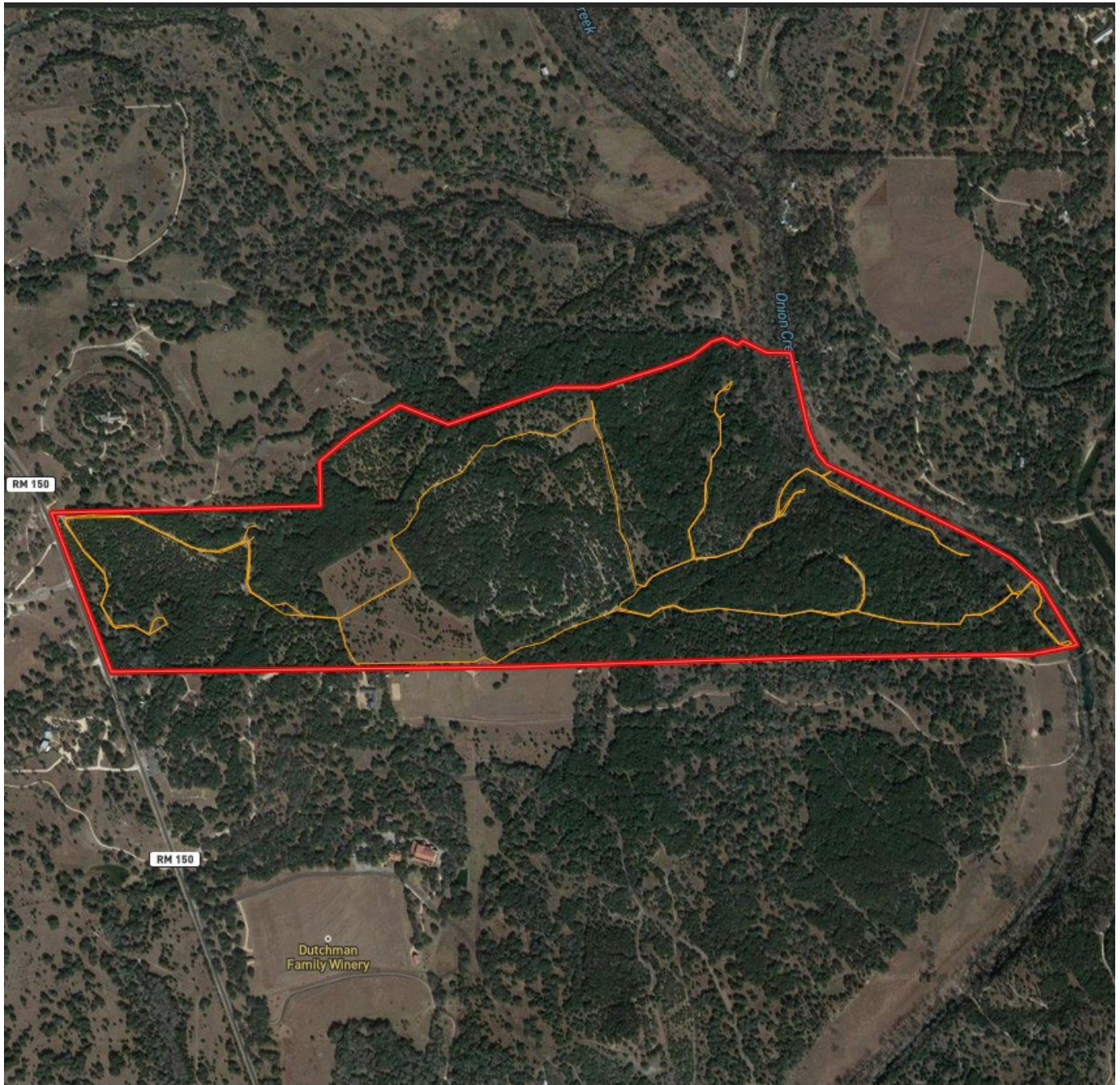
MINERALS

Negotiable. Call broker for details.

310± Acres
Hays County

MAP

[Click here to view map](#)



310± Acres
Hays County



310± ACRES HAYS COUNTY RR 150 DRIFTWOOD, TEXAS

There are 1,400± feet of RR 150 frontage and the gate to the ranch is located 1± mile S of Driftwood, 8±miles S of Dripping Springs, 25± miles S of downtown Austin, 70± miles N of San Antonio and 185±miles W of Houston.

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

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VIDEO LINK

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