

# BLANCO RIVER RANCH



DR

DULLNIG  
RANCH SALES





## DESCRIPTION

Blanco River Ranch is a spectacular live water ranch located in the highly sought after Wimberley area, less than an hour from both Austin and San Antonio. The improvements are streamlined and functional, the trees are exceptional, and there is a great combination of flat usable land along with breathtaking views from the hilltops. The fact that the Blanco River is still flowing at an impressive rate during this drought is a testament to the strength of the river in this location.

## IMPROVEMENTS

The 3,049± square foot main house, with 3 bedrooms and 3.5 bathrooms, sits just a short walk from the Blanco River amongst a cluster of large hardwood trees. The wrap-around porches, including a 510± square foot screened-in porch, offer great views of the nearby flowing river and the idyllic Hill Country setting. There is a covered walkway to a 2-car garage and plenty of parking for guests. A short drive from the main house is the 1,175± square foot guest cabin that has 2 bedrooms and 1 bathroom. The 2,236± square foot barn, with matching red paint to the nearby guest cabin, has concrete floors and two roll back doors for equipment storage and natural airflow.

***134± Acres***

***Hays County***





***134± Acres  
Hays County***





## WATER

The obvious highlight of this property is the 1,380± feet of crystal-clear flowing Blanco River. This section of river is very accessible and has a great mixture of flowing rapids and deep swimming holes. In addition to the river, there is also a spring-fed creek that traverses through the property and will hold water during times of normal rainfall. There is one working water well on the property that services all the improvements and a second well that is not currently in working condition.

## WILDLIFE

There is an abundance of native wildlife present on this ranch, including White-tailed deer, turkey, dove, and varmints. The river provides great fishing for bass, catfish, and perch.

***134± Acres***

***Hays County***



## VEGETATION/TERRAIN

This property is loaded with large trees which include Live Oaks, Post Oaks, Spanish Oaks, Pecan Trees, Black Walnut, Bur Oak, Monterey Oak, Box Elders, and Cedar Elms. The river and creek are lined with Cypress and Sycamore Trees. The topography changes from 891± feet to approximately 1,115± feet offering spectacular Hill Country views in several locations.



***134± Acres***  
***Hays County***



## TAXES

Wildlife Exempt.



## MINERALS

Negotiable. Call broker for details.

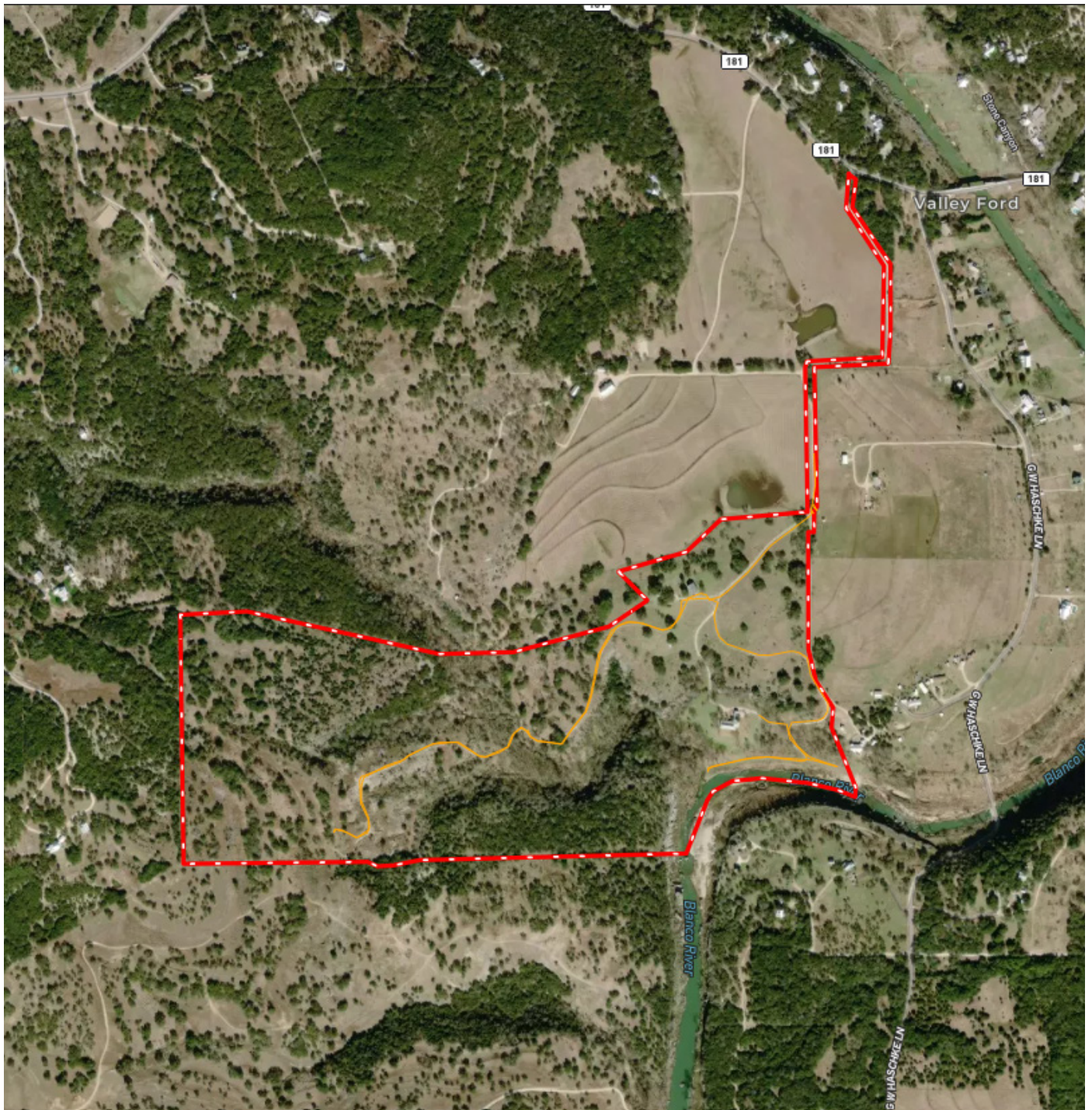


***134± Acres***  
***Hays County***



# MAP

[Click here to view map](#)



**134± Acres**  
**Hays County**





**134± ACRES HAYS COUNTY  
4001 FISCHER STORE RD  
WIMBERLEY, TX 78676**

The ranch is accessed off Fischer Store Road via a paved owned lane. The gate to the property is 7± miles W of Wimberley, 18 miles E of Blanco, 40± miles SW of downtown Austin, 45± miles N of the San Antonio Airport and 185± miles W of Houston.

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**PROPERTY WEBSITE**

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**Robert Dullnig**  
Broker Associate of Dullnig Ranches

dullnigranches.com  
Phone: 210.213.9700  
Email: [dullnigranches@gmail.com](mailto:dullnigranches@gmail.com)

6606 N. New Braunfels  
San Antonio, Texas 78209

**DR**  
**DULLNIG**  
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