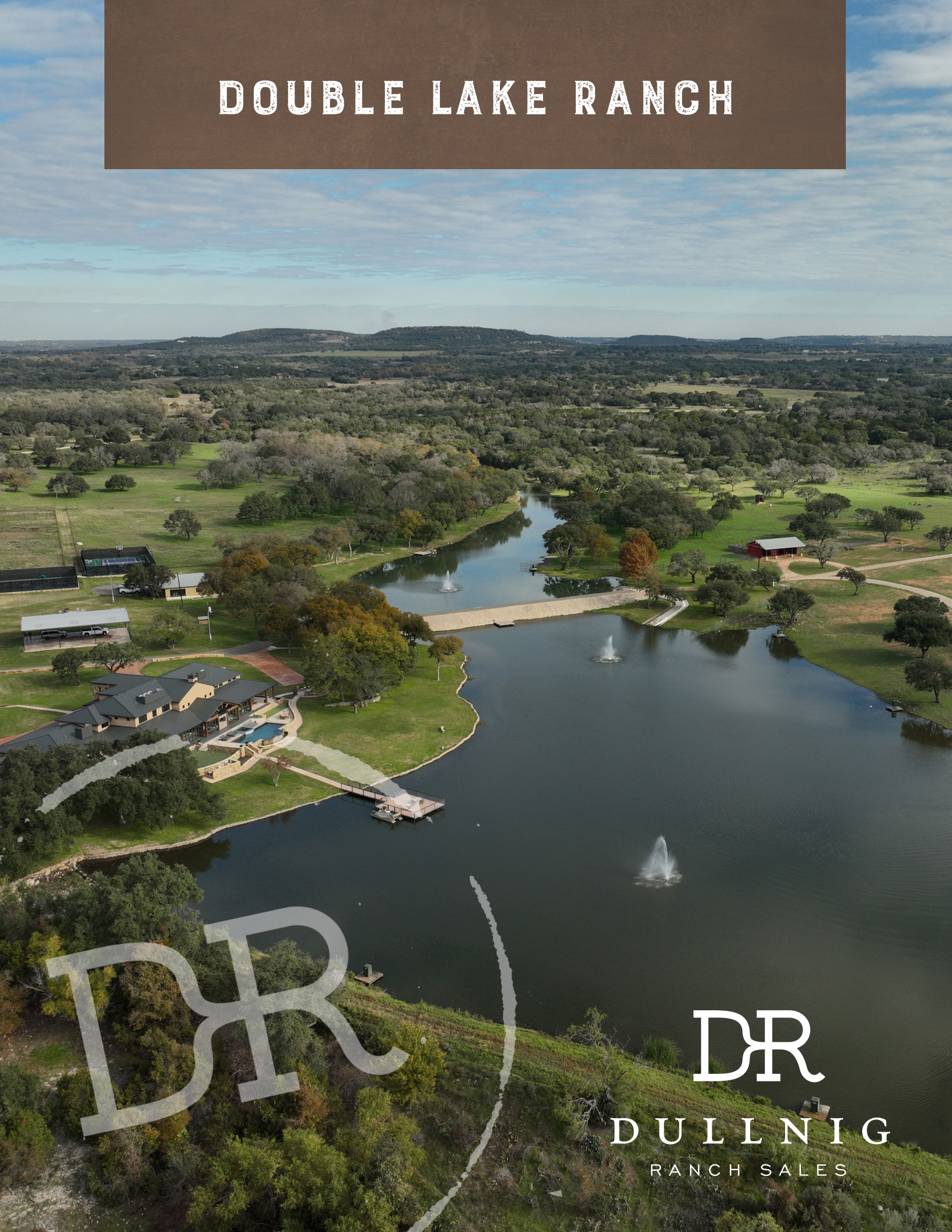


DOUBLE LAKE RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Double Lake Ranch is a luxurious resort-style property located less than an hour from downtown Austin. Nestled in the stunning Hill Country area between Marble Falls and Burnet, this exceptional ranch offers top-notch amenities and infrastructure. With two large lakes, three ponds, and eight water wells, it provides exceptional water resources. The property features a comprehensive road system, a headquarters compound consisting of a main lodge and three guest lodges, four additional homes outside of the compound, a gated entrance with a guardhouse, and the ability to run exotic game and bird operations. With the capacity to sleep over 65 guests, Double Lake Ranch is an outdoor paradise for entertainment and relaxation.

1,228± Acres
Burnet County

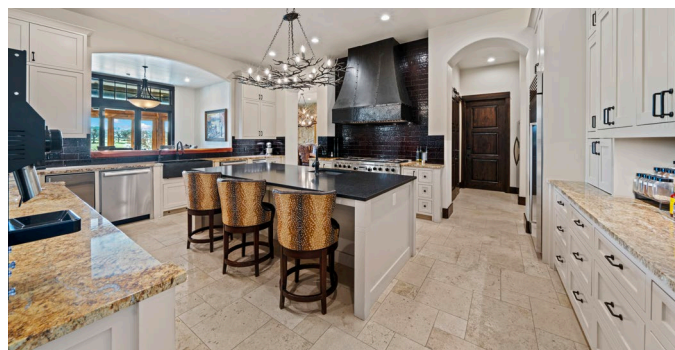


1,228± Acres
Burnet County



IMPROVEMENTS

- Main Lodge: 11,000± sf, 7 bedrooms, 7 bathrooms, 2 half-baths
- Three Guest Lodges Adjacent to Main Lodge: 8 total bedrooms, 8 total bathrooms, 2 half baths
- Three Guest Lodges Throughout the Ranch: 9 total bedrooms, 6 total bathrooms
- Caretaker's House: 3 bedrooms, 2 bathrooms
- Two Pickleball Courts & a Multi-Sport Court
- Open Pavilion
- Two Lakes, Three Ponds, Multiple Tanks
- Eight Water Wells
- Two Barns
- Clay Shooting Range
- Cattle Pens & Riding Arena
- Bird Breeding Pens
- Giraffe Barn
- Strategic High-Fence and Cross-Fencing
- Putting Green
- Eight, five-acre, high-fenced breeding pens
- State-of-the-Art Fitness Center with Yoga Room
- Kid's Zone
- Fully automated irrigation system covering the entire compound



1,228± Acres
Burnet County

IMPROVEMENTS CONTINUED

MAIN LODGE: The Main Lodge is a stunning Hill Country retreat, boasting traditional limestone architecture and a breathtaking lakeside location. With approximately 11,000 square feet, it offers 7 luxurious bedrooms with ensuite bathrooms, dual powder rooms, and a three-car garage. This inviting lodge features a two-story living room with a grand rock fireplace, a wrap-around porch with a commercial bar, Lutron lighting and a Savant AV system. The lodge also includes a game room, gourmet kitchen, dining room and sun room. Outdoor amenities include an infinity pool, hot tub, putting green, wrap-around covered porches, multiple firepits, outdoor kitchen, and a dock, creating the perfect setting to enjoy the natural beauty of the Hill Country.

FITNESS CENTER: The state-of-the-art Fitness Center spans approximately 3,668 square feet, offering a comprehensive range of amenities. It features a full weight room with top of the line equipment, interlocking rubber tile flooring, a yoga studio with a hardwood floor, and a kids' zone complete with rock climbing walls, zip lines and a foam pit. The fitness center also includes a half-bath, a seating area with a beverage center, lockers, and a laundry room. A separate Savant AV system controls the fitness center and sport courts.

PICKLEBALL & MULTI-SPORT COURT: Adjacent to the Fitness Center, Double Lake Ranch features two fully fenced pickleball courts and a separate fully fenced multi-sport court for tennis, basketball, and volleyball. These courts are equipped with lighting for nighttime play and offer ample spectator space.

LONGHORN LODGE: 2 bedrooms – 2 full bathrooms – 2 half baths, with the commercial laundry room attached with a separate entrance.

UPLAND LODGE: 3 bedrooms – 3 bathrooms, open concept kitchen and living area.

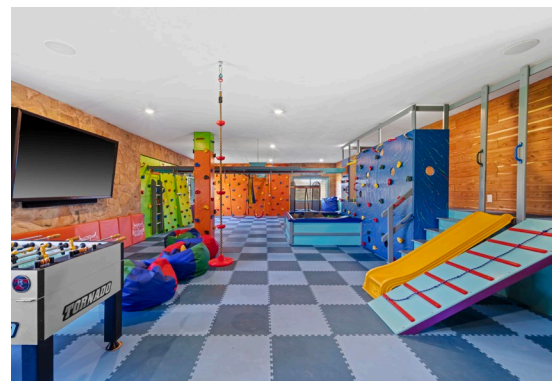
WETLAND LODGE: 3 bedrooms – 3 bathrooms, open concept kitchen and living area.

BLACKBUCK LODGE: 3 bedrooms – 2 bathrooms, walk-in closets, remodeled kitchen with open-concept living room, large covered front porch. Can be accessed from within the ranch or via county road.

ELK LODGE: 3 bedrooms – 2 bathrooms, charming farmhouse style with front and side porches, detached 2 car garage. Can be accessed from within the ranch or via county road.

BISON LODGE: 3 bedrooms – 2 bathrooms. Can be accessed from within the ranch or via county road.

CARETAKER'S HOUSE: 3 bedrooms - 2 bathrooms, accessed via its own country road entrance.



1,228± Acres
Burnet County



WATER

Double Lake Ranch boasts an impressive amount of surface and subsurface water. The crown-jewel is the 8+ acre double lakes, conveniently located near the headquarters. Additionally, there are three substantial ponds, several smaller tanks, and multiple creek drainages. The main creek fills the double lakes and flows for extended periods during rainfall. With eight water wells, including a remarkable irrigation well producing 400+ GPM, the water resources here are truly exceptional. The abundance of water on this ranch truly sets itself apart from all others in Burnet County.

WILDLIFE

This remarkable high-fenced ranch is teeming with a diverse array of wildlife, both native and exotic. Prepare to be captivated by the presence of Aoudad, Axis, Bison, Blackbuck, Black Hawaiian Sheep, Corsican Sheep, Elk, Fallow Deer, Mouflon Sheep, Nilgai, Nubian Ibex, Scimitar Horned Oryx, Texas Dall Sheep, Transcaspian Urial, Zebra, and Trophy White-tailed Deer. The lakes are thoughtfully stocked with trophy Bass, Catfish, and Perch, while the fall and winter months welcome migrating waterfowl. Adding to the allure, the ranch boasts several strategically placed breeding pens and an upland bird breeding and housing facility, offering thrilling put and shoot hunts.

1,228± Acres
Burnet County

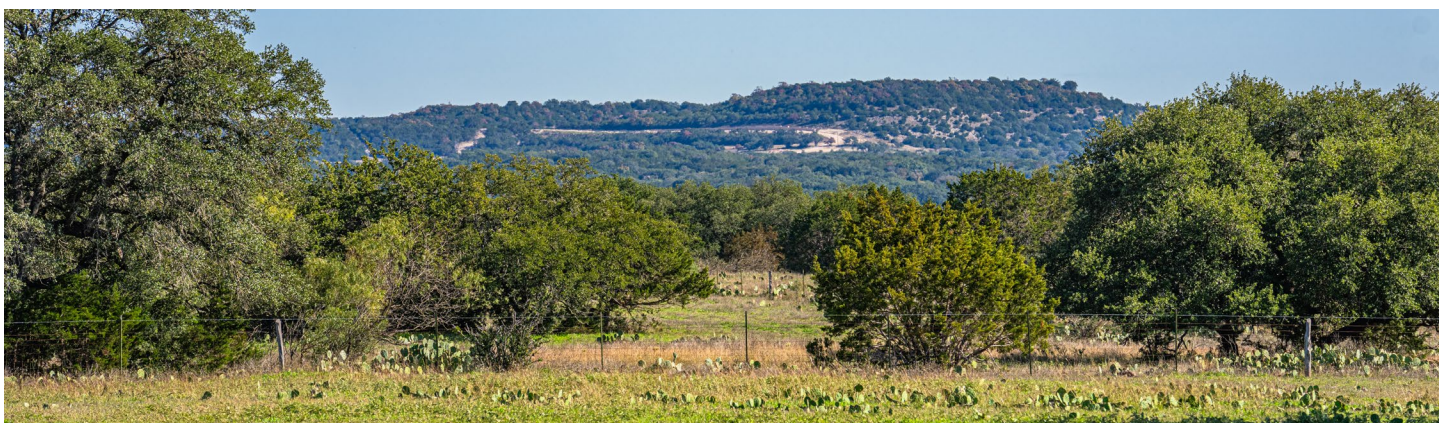


1,228± Acres
Burnet County



VEGETATION/TERRAIN

Majestic Oak trees, along with other varieties like Cedar Elms and Hackberrys, grace this expansive ranch, creating a picturesque landscape. While much of the property has been thoughtfully cleared of cedar, some areas have been intentionally left natural to provide ample cover for the thriving wildlife. Moreover, several tillable fields can be efficiently irrigated through large sprinkler systems, offering the perfect opportunity for hay production or maintaining food plots for the diverse wildlife population. The rolling yet accessible terrain of this property showcases breathtaking Hill Country views from various vantage points. With elevation changes ranging from 1,020+ feet above sea level to 1,200+ feet above sea level, this ranch presents an awe-inspiring topography in the heart of the Texas Hill Country.



1,228± Acres
Burnet County

TAXES

Ag Exempt. Call broker for details.

MINERALS

Negotiable. Call broker for details.

HOA/SCHOOLS

Burnet ISD.



1,228± Acres
Burnet County

AIRPORTS

Double Lake Ranch is conveniently located in close proximity to two airports: Burnet Municipal Airport (BMQ) and Horseshoe Bay Resort Jet Center (KDZB).

Burnet Municipal Airport (BMQ):

Only ~5 minutes from the ranch, this airport has a 5,001 foot lighted runway with a full length taxiway, which can accommodate aircraft with up to 30,000 pounds per wheel.

Horseshoe Bay Resort Jet Center (KDZB):

Only ~30 minutes from the ranch, this airport has a 6,000 foot lighted runway and full-service private terminal which can accommodate all personal and business aircraft up to a regional airliner.



1,228± Acres
Burnet County

MAP

[Click here to view map](#)



1,228± Acres
Burnet County



**1,228± ACRES BURNET COUNTY
6244 CO RD 340
BURNET, TX 78611**

There is over a mile of paved road frontage on Mormon Mill Road. The ranch is located 6± miles S of Burnet, 9± miles N of Marble Falls, 16± miles N of Horseshoe Bay Resort, less than 60 miles NW of Downtown Austin, 95± miles N of San Antonio, 200± miles S of DFW and 210± 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

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

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RANCH SALES

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