

LITTLE MONTANA RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

This ranch has an unusual amount of water for its size, with over 3,500± feet of both sides of crystal-clear, live water. This ranch is a rare find with strong bubbly springs and shallow flowing water to deep 15±foot holes. Beautiful trees, incredible views and an historic home go along with this rare water feature. This land was part of an original 1800s platted town of 'Montana', which later became Utopia, and has a rich history.

IMPROVEMENTS

This ranch has a comfortable home overlooking the beautiful pool of water. The home was constructed in 1995 and has been recently updated. There are 2 bedrooms, 2 baths, large open concept living/dining area, office, relaxing wooden deck overlooking the creek, carport and a pool. An historic stone home from 1863 is also located along the banks of Little Creek. This historic home is in the process of being restored to resemble its original beauty. A good road system and low fencing round out the improvements.

163± Acres

Bandera County



***163± Acres
Bandera County***



WATER

This water is truly impressive, but especially due to the size of the property, as Little Creek is a year-around creek that flows through the middle of the property. The 3,500± feet is a tremendous amount of water to be flowing through, not to mention it has both sides of over 2/3± of a mile. Some strong rapids flow into large deep holes, giving this creek an amazing combination of fast flowing shallow water to deep holes. Below the historic home are strong springs, originally used for daily refrigeration, of which one can be seen bubbling out of the water. There is one pond on the property and several drainages to the creek that will hold water during wet times. Both homes are on spring water; there is not a water well.

VEGETATION

This ranch has beautiful, grand Oak trees throughout, plus Elm and Hackberry trees are also present. There is a pecan bottom across the creek from the historic house with dozens of large pecan trees. The ranch also has a good amount of Cedar, Persimmon, Agarita, Mesquite and at least one good sized Madron tree on the hill.



163± Acres
Bandera County



ELEVATION

This ranch offers tremendous views of both the water feature and striking Hill Country terrain. There is 135 feet in elevation and a good road to the hilltop with spectacular views.

WILDLIFE

There is an abundance of native wildlife on the ranch and in this area. You will have Whitetail Deer, Turkey, Dove, pigs, etc., plus free ranging exotics on the property such as axis deer and sightings of elk in the area. The lush Pecan treed bottom land attracts game plus several fields could be planted for food plots. Both the pond and creek have fish, including bass and catfish.

SCHOOLS

Utopia-Vanderpool ISD.

TAXES

Exemption. See Broker.

163± Acres
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MAP

[Click here to view map](#)



163± Acres
Bandera County



**163± ACRES BANDERA COUNTY
643 S. LITTLE CREEK ROAD
UTOPIA, TEXAS 78884**

This ranch is 90± miles northwest of San Antonio, 45± miles northeast of Uvalde, 22± miles north of Sabinal and 2± miles northeast of Utopia, TX. From Utopia, travel north on 187 and turn east on 470 to Little Creek Road.

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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