

FRASHIER CREEK RANCH



DR

DR

DUELLING
RANCH SALES



DESCRIPTION

Frashier Creek Ranch is an opportunity to own a picturesque Hill Country ranch less than 10 miles from historic Boerne with live water, humongous trees, usable land, spectacular views, and abundant wildlife. This blank slate property is ready for someone to make it their own.

IMPROVEMENTS

Though void of major structural improvements, this ranch does already have power and water in place, along with dozens of prime building sites with amazing trees and views. There is a set of cattle working pens in the center of the property and the fencing is in good condition. The north boundary has high fencing while the remainder of the perimeter and several pastures within the ranch are low fenced.

242± Acres

Kendall County



242± Acres
Kendall County

WATER

The highlight of the water on this ranch is the 530± feet of Sabinas Creek frontage. This Cypress-lined creek has several deeper pools that make good swimming holes during times of normal rainfall. Even during this drought, the creek is still holding water. There are two water wells on the property that service several water troughs for the livestock and wildlife. One of the wells has a solar pump on it and the other is electrical submersible.



242± Acres
Kendall County



WILDLIFE

This ranch is covered in native wildlife which includes whitetail, turkey, dove, various songbirds, varmints and wild hogs. There is a very strong population of free roaming Axis deer including several large trophies that have been spotted on the property. The natural pools on Sabinas Creek provide fishing opportunities for bass and perch.



242± Acres
Kendall County

VEGETATION/TERRAIN

The majority of this property has been selectively cleared of cedar allowing the native grasses to flourish and attracting focus to the plethora of hardwood trees. There are some areas left with thicker cover which provide sanctuaries for the wildlife. This ranch is covered in large trees including Live Oak, Spanish Oak, Post Oak and Cedar Elms. Sabinas Creek is lined with towering Cypress trees. Along the creek and on the western edge of the property are two 6± acre tillable fields that could easily be put into production. The property consists of rolling terrain that is very usable. There is almost 200± ft. of elevation change which provides breathtaking views in several areas.

TAXES

Ag exempt.

MINERALS

Negotiable. See broker for details.

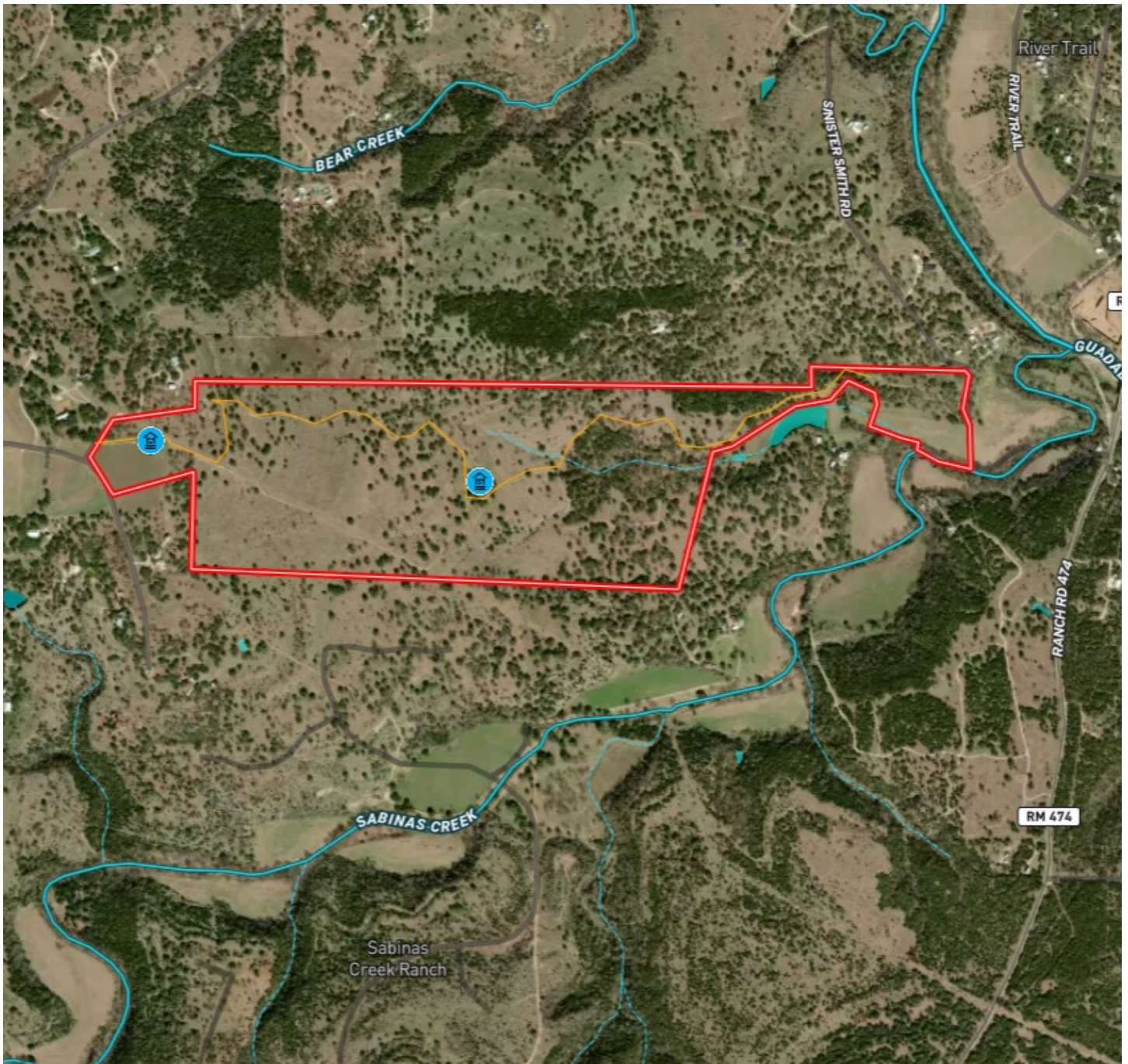


242± Acres

Kendall County

MAP

[Click here to view map](#)



242± Acres
Kendall County



242± ACRES KENDALL COUNTY
37 LAURENS LANE
BOERNE, TX 78006

This property has access in two locations: from the east there is a short-deeded easement off FM 474 and Sinister Smith Rd, and from the west is paved frontage on Breezeway and Laurens Ln. which leads to FM 1376/Sisterdale Rd. Located 8± miles N of Boerne, 8± miles S of Sisterdale, 20± miles SE of Comfort, 23± miles NW of La Cantera, 35± miles NW of San Antonio, 77± miles SW of Austin and 220± 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](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.