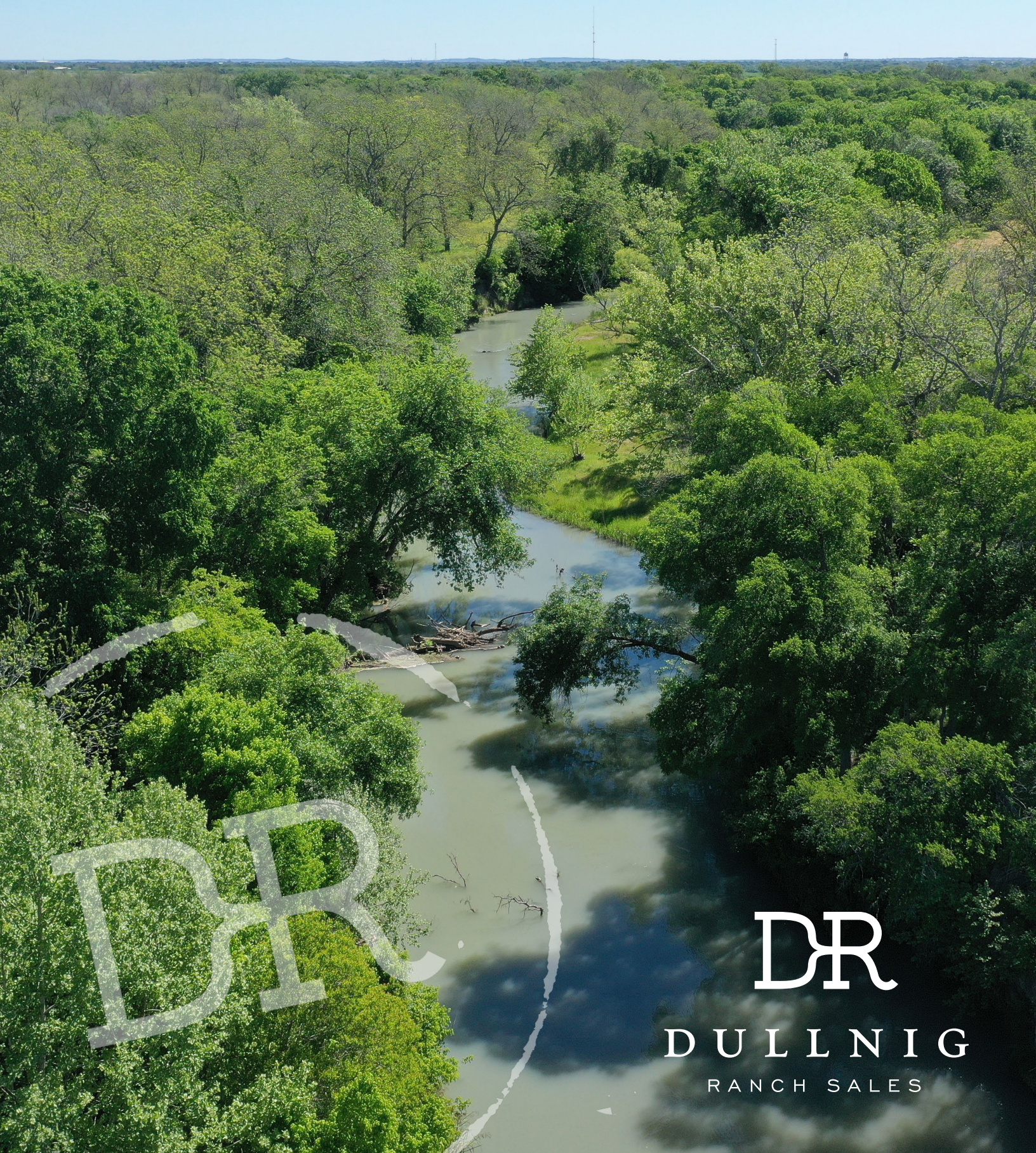


TREE TOP RIVER RANCH



DR

DULLNIG

RANCH SALES



DESCRIPTION

The beautiful river property of Tree Top River Ranch boasts approx. 1.3 miles of spring-fed San Marcos River. Located only 3.5 miles from downtown Luling, and 20 miles from IH35 in San Marcos, you won't find a better location. This turn-key recreation property has a very nice home, open fields, and gorgeous pecan bottoms along the river. Come enjoy the pleasures of Tree Top River Ranch!

IMPROVEMENTS

The roughly 3,100 square foot ranch home has 4 bedrooms and 2.5 baths, spacious living room, dining room, and multiple porches. This well-maintained house is set up to entertain family and friends. There is a 2-car garage and ample space for storage, and an additional brick home that could be fixed up for guest house or entertainment. In addition to the homes, there are two barns for additional storage space. This property has good perimeter fencing, and cross fencing and is extremely well-watered.

179± Acres

Caldwell County



179± Acres
Caldwell County



WATER

The best feature of this ranch is the 1.3 miles of San Marcos River with multiple low-bank gravel access points. There are two ponds located by the houses, which are able to be supplemented by existing water wells. In addition to the ponds, there is a large slew located just below the house, which on a normal rain year can be approximately 500 yards long by 20 yards wide. There are currently eight water wells on the property, with only four equipped and in use. It is especially rare to find a property as well-watered as this one.

WILDLIFE

Ample fishing opportunities along the river, as well as deer, turkey, hogs, and dove throughout.



179± Acres
Caldwell County



179± Acres
Caldwell County



VEGETATION/TERRAIN

It is clear why this ranch is called the Treetop River Ranch with the absolutely enormous trees found from the highest points on the property by the houses, all the way down to the river banks. Huge pecan trees grow along the river bottom, creating countless trails to enjoy the beauty. There is a great mix of other hardwoods throughout, as well. The property has approx. 80 acres of fields for cultivation, or to leave in native grasses for cattle, and the terrain consists of a gentle slope from the home all the way down to the river.

MINERALS

Negotiable. Seller will convey 25% of owned minerals with acceptable offer. No onsite production. Additional details can be provided to qualified buyer.

TAXES

Ag Exempt, \$8,300±/year.

SCHOOL DISTRICT

Prairie Lea School District.

179± Acres
Caldwell County

MAP

[Click here to view map](#)



179± Acres
Caldwell County



179± ACRES CALDWELL COUNTY 775 TREETOP LANE LULING, TEXAS

Located only 3.5± miles from downtown Luling, and 20± miles from the IH35 corridor in San Marcos. To the north, Lockhart and the Toll Road 130 is also a short drive.

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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