

PURGATORY CREEK RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

This ranch is a 55± acre parcel offering of Purgatory Creek Ranch just south of desirable Wimberley with great access off paved Hugo Road. This property has been meticulously cared for, including extensive cedar clearing and rock removal, and is abundant with native wildlife. This is a turn-key property with a comfortable ranch home with metal roof and an established road system. The ranch is traversed by Purgatory Creek, a seasonal wet weather creek, with the creek-bottom complemented by scenic rolling hills. This is an opportunity with great future development potential or for an end-user to enjoy all this property has to offer.

IMPROVEMENTS

The one-story home is 3,000± sf with 3 bedrooms, 2.5 baths plus an outdoor covered porch opening to the swimming pool. There is an attractive main rock entrance off Hugo Road. There is perimeter fencing including pipe fencing and 5-strand perimeter fencing.

55± Acres
Hays County



55± Acres
Hays County



55± Acres
Hays County

VEGETATION AND TERRAIN

Selective clearing of cedar plus rock removal has allowed a variety of Live Oak trees and other hardwoods to flourish, adding to the beauty of the ranch's natural setting. Its rolling hills, variety of Live Oaks & Select cedar and brush has been left to provide cover for wildlife.

WILDLIFE

White-tailed deer, turkey, dove, and various varmints can be found throughout the property.

WATER

One water well and the seasonal creek.



55± Acres
Hays County



MINERALS

Negotiable. To be determined by purchaser prior to closing.

TAXES

Agricultural Exempt - TBD

SCHOOLS

San Marcos ISD

55± Acres
Hays County

MAP

[Click here to view map](#)



55± Acres
Hays County



**55± ACRES HAYS COUNTY
3111 HUGO RD
WIMBERLEY, TX 78666**

6± miles south of Wimberley, TX, 9± miles west of San Marcos, 45± miles northeast of San Antonio, 45± miles southwest of Austin, and 175± miles east 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

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