

CONTIGO RANCH DIVISION



 Kuper
Sotheby's


DULLNIG
RANCH SALES



DESCRIPTION

The historical Contigo Ranch lies just north of Fredericksburg on 296± acres of the most stunning and scenic areas of Texas. This incredibly charming ranch with historical and modern improvements offers privacy, live water, fertile pastureland, an intense wildlife program, a vineyard, and elevations providing breathtaking views of the Texas Hill Country. The property currently serves as a profitable income producing enterprise while simultaneously maintaining its role as an authentic Texas ranch. The many improvements across this property would allow for personal entertainment of extended family and friends while enjoying the amenities that coincide with an income producing property. With easy access to Fredericksburg, and a convenient drive from Austin, Dallas, and San Antonio, this property checks all the boxes for the ideal Texas Hill Country ranch.



296± Acres Gillespie County
13454 Lower Crabapple Road
Fredericksburg, Texas



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LODGING

HISTORIC CABINS

After you enter in through the private paved entrance, you'll first see the original rock homestead and four historic Kentucky log cabins, all hand-hewn and built during the 1800's. Each is unique and tastefully furnished and all include a large wood-burning fireplace, living room, and kitchenette.



MODERN COTTAGES

As you continue to the center of the ranch, you will find ten (10) newly constructed guest cottages, complete with stylish interiors and modern amenities. Each cottage has its own porch for enjoying the gorgeous views of the lush pastureland sprawling out below.

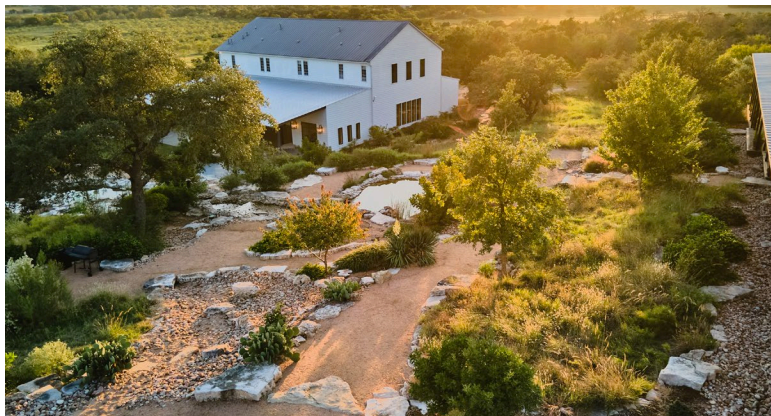


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MAIN RESIDENCE

The 6,775± square foot 4 bedroom / 4.5 bath modern adobe-style main residence is perched atop a hill on the east side of the ranch 200 feet above the other improvements, assuring complete privacy from the operating business below. The house is strategically oriented to the southeast to capture the prevailing breeze in the summer and to shield it from the cold north winds of winter. The details throughout create an architectural splendor with hand-troweled walls, Flemish black terracotta tile, antique doors, reclaimed wood beams, authentic brick floor tiles, an outdoor kitchen and living area, and magnificent iron doors and windows. As you walk out of the main living room onto the covered porch overlooking the pool and hot-tub, the views of Crabapple Valley are nothing short of jaw-dropping.





EVENT VENUES

THE HALL

The main event Hall offers 6,000 square feet of indoor and outdoor space with connecting lawn and firepit. With a commercial caterer's kitchen, built-in bar, onsite parking, and dedicated circuit for bands or DJ, all of your wedding reception needs are covered! On the top floor of the hall there are 10 bed-rooms which have not been finished out yet, but could be easily renovated to provide extra lodging for anyone looking to increase the income potential of the business.

THE BARN

This striking, refurbished barn offers wood floors, antique beams, string lighting and a grand covered patio. Located in the lower pasture, it is surrounded by natural beauty and lush landscaping.

THE BLUFF

Just north of The Hall and Cottages, the topography steps up dramatically to the Bluff where the owners have created a sprawling landscaped lawn which offers some of the best unobstructed panoramic views on the ranch. The Bluff is the ideal site for wedding ceremonies or simply a peaceful spot to take it all in!

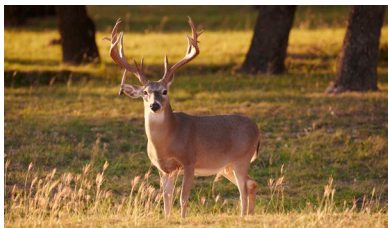


WATER

The ranch has over 650 feet of both sides of flowing Crabapple Creek. There are 8 water wells on the property which service all of the improvements and provide water for the wildlife and livestock. Just below The Hall you will find the beautifully constructed Sunrise Pond which offers fishing for bass and perch.



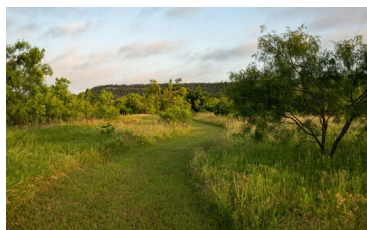
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RANCH ACTIVITIES

With its private location, some of your favorite activities invite you to head outdoors to enjoy the fresh air and views around the ranch or just outside its gates.

- Hunting
- Trail Hiking
- Biking
- Evening Stargazing
- Wildlife Photography
- Fishing at Sunrise Pond
- Trap Shooting
- Relax and Rest



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OTHER POTENTIAL SOURCES OF INCOME

Aside from the ongoing income generated by the Event and Lodging business, the ranch offers multiple other options for income. On the southeast portion of the ranch there is an 8± acre fully equipped vineyard with Petite Syrah grapes. The vineyard is high fenced and set up with a fully automated irrigation system with its own dedicated water well. A new owner could lease this out to a wine maker, or simply sell them the grapes, as local grapes are in huge demand in the Fredericksburg area. Otherwise, there would always be the option of the owner harvesting the grapes to make their own local wine. Also, the ranch has been intensely managed for trophy whitetail deer for a hunting operation. There are multiple bucks on the ranch that will score in excess of 200" but more importantly, there is an exceptional herd of high quality does that were brought to Contigo from South Texas. The ranch is loaded with a superior quality deer herd. The ranch has also been stocked with both buck and doe Axis deer.



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UTILITIES

Underground electricity has been run to all of the improvements, and has also been run up the hill to the back 150± acres on the north side of the ranch. This portion of the ranch has been left mostly raw and native, but with underground utilities in place a new owner could easily develop the remainder of the property.

INCLUSIONS

Aside from the main residence, all furnishings inside the cabins, cottages, and event venues will convey, along with an array of ranch equipment needed to properly maintain the operation. Contact broker for a detailed list of items.

LOCATION

The ranch is an easy 15-20± minute drive north of Fredericksburg via Ranch Road 965 and just south of Enchanted Rock State Park. The Gillespie County Airport (T82) is 3 miles southwest of Fredericksburg and has a 5,000 foot runway.



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13454 LOWER CRABAPPLE ROAD
FREDERICKSBURG, TEXAS 78624**

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf
All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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