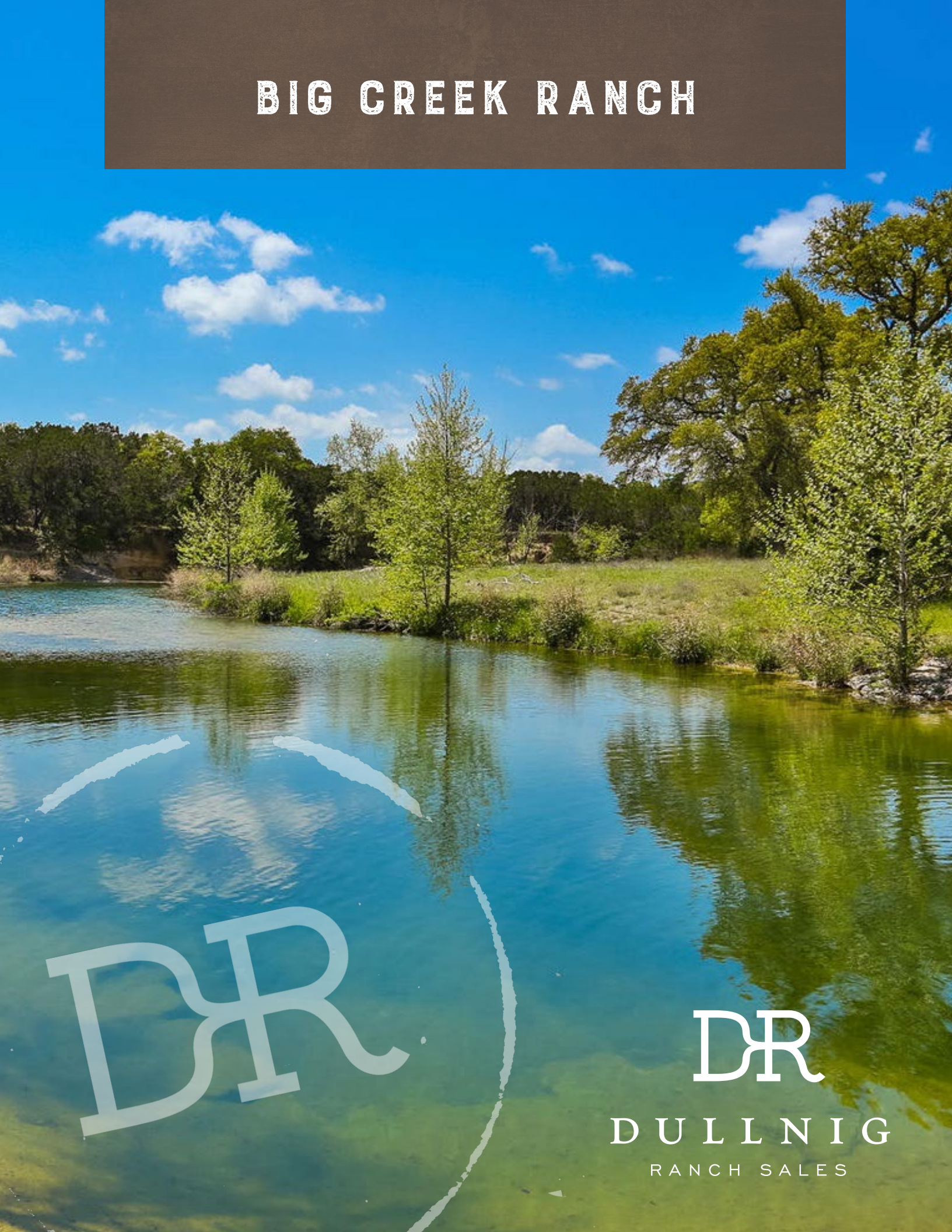


BIG CREEK RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Big Creek Ranch is a turn-key well watered ranch minutes to main street Blanco, TX and an hour from San Antonio and Austin. With a great mix of open pasture and wooded areas, jaw-dropping views, both sides of a creek and nice low-maintenance improvements, this property checks every box for the buyer looking for a Hill Country showplace retreat. The exceptional nature of the property is evident on entry through the stone and iron gate guarding the entrance on 1623.

IMPROVEMENTS

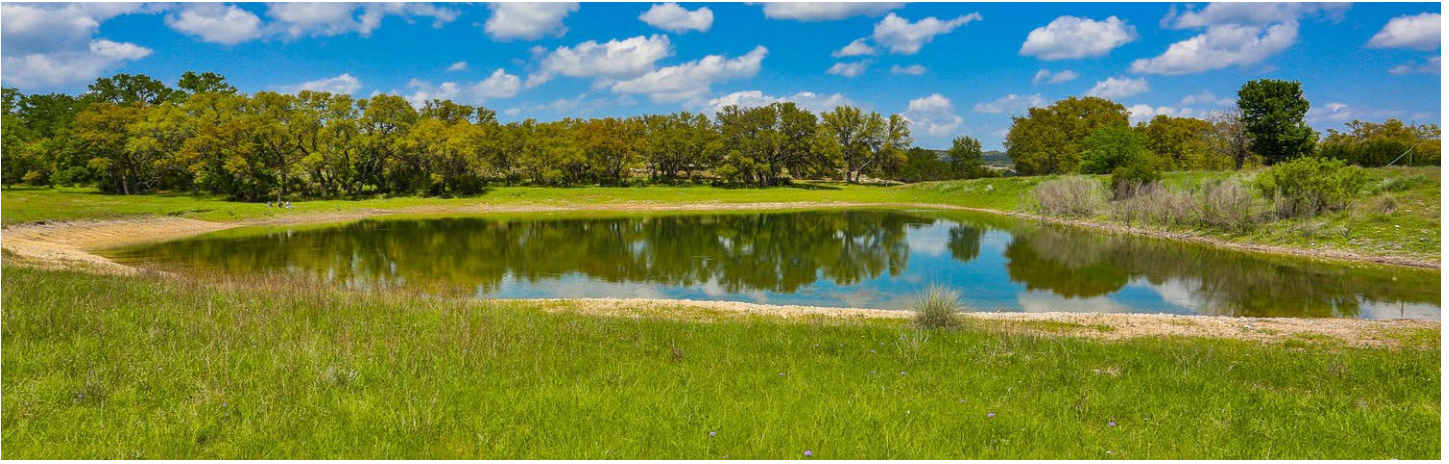
The well maintained 2,000± square foot 3-bedroom limestone main house sits on one of the highest points on the property offering stunning panoramic views. There is also a foreman's double wide mobile home and 20'x40' pole barn on the property. The ranch is cross-fenced into 14 pastures and has a nice set of livestock pens. A good road system is in place assuring easy access around the ranch. There are 10 hunting blinds and matching feeders carefully spaced around the property to permit hunters to have a varied sporting experience. Wildlife are fed and watered year round to maximize their presence.

338± Acres

Blanco County



338± Acres
Blanco County



WATER

The ranch has the excellent water infrastructure required for operational integrity, environmental quality, and natural resource preservation. Three wells provide year round 24/7 water to the two residences; and to the pastures used for livestock, primarily through an automatic gravity based four cistern delivery system which supplies 35± water troughs in 10 of the 12 watered pastures. Three ponds (tanks) are filled by natural drainage to provide 2± acres of additional water storage throughout the ranch. An environmental, recreational and visual highlight of the ranch is the 1,450 ft frontage on both sides of spring fed Big Creek. Big Creek has been dammed up in two places by concrete spillways to create two small lakes on either side of the main driveway's low water crossing. Over the last 14 years Big Creek has generated enough water to maintain those lakes in 11 of those years, but in three of those years it has failed to do so.



338± Acres
Blanco County

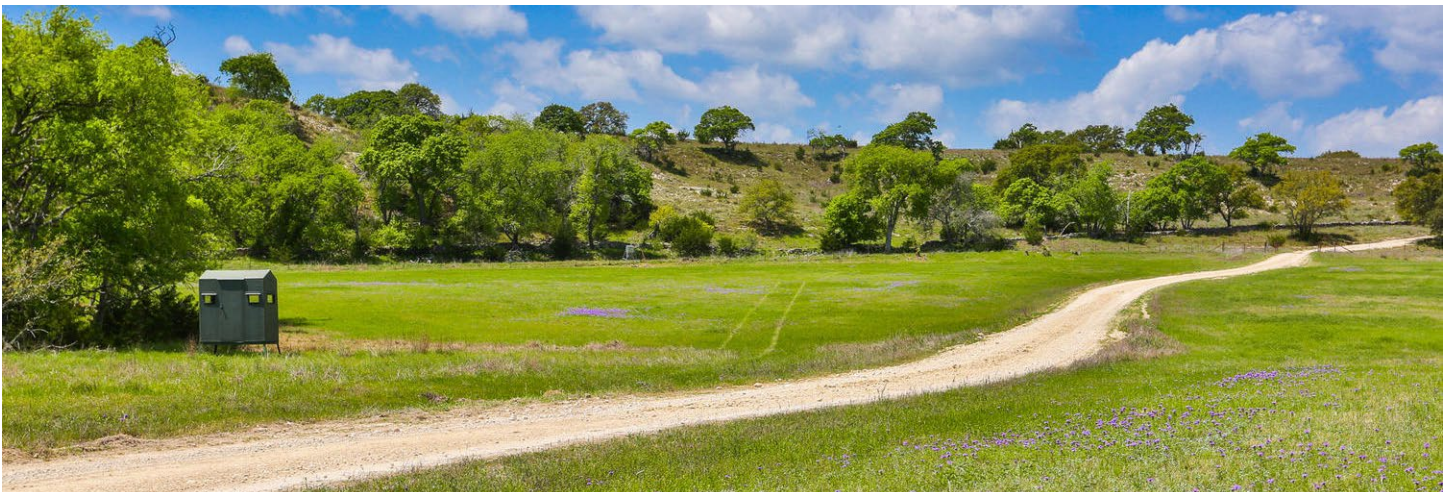


LAND

Big Creek Ranch has a lot of diversity for its size, from the gorgeous 60±-acre coastal field along the creek, to its 240 ft of elevation change ranging from 1,420-1,660 ft above sea level. While the ranch has some of the biggest views we have seen, it is all mostly gently rolling and very usable terrain. The owner has done a fantastic job with cedar clearing, allowing for native grasses to flourish while keeping adequate cedar cover to encourage wildlife. There are countless Live Oaks scattered around the ranch along with some nice Sycamores and other hardwoods along the creek. The property has an agricultural exemption from taxes and has produced a harvest of Coastal Bermuda hay each year, since 2010 except one. In 2022, the ranch generated a record 220 round bales.



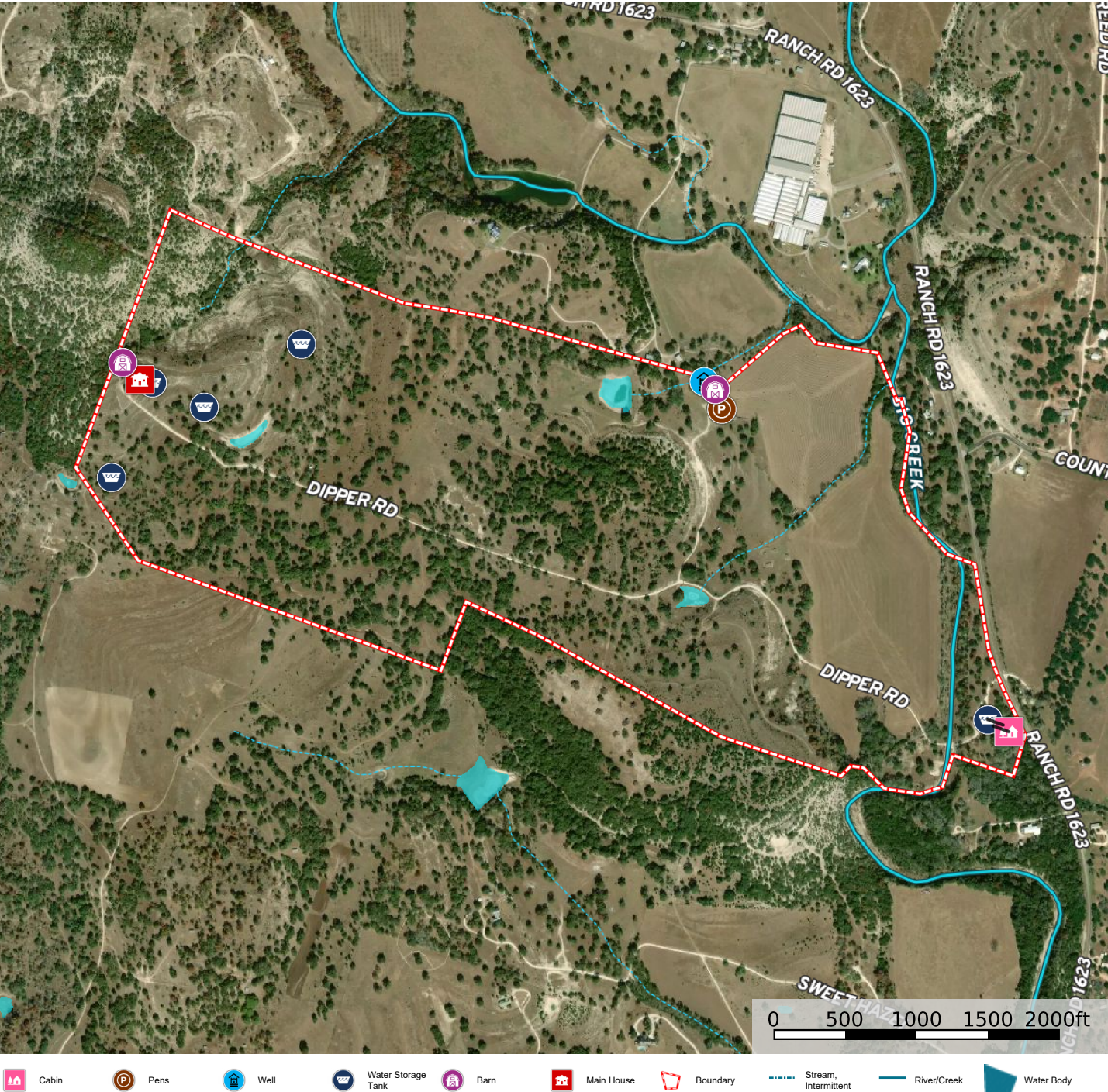
338± Acres
Blanco County



338± Acres
Blanco County

MAP

[Click here to view map](#)



338± Acres
Blanco County



338± ACRES BLANCO COUNTY BLANCO, TEXAS

Big Creek Ranch fronts along RR 1623 in SW Blanco County just 5± miles west of Blanco, 14± miles SE of Stonewall, and a convenient 1-hour drive from San Antonio and Austin.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

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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

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