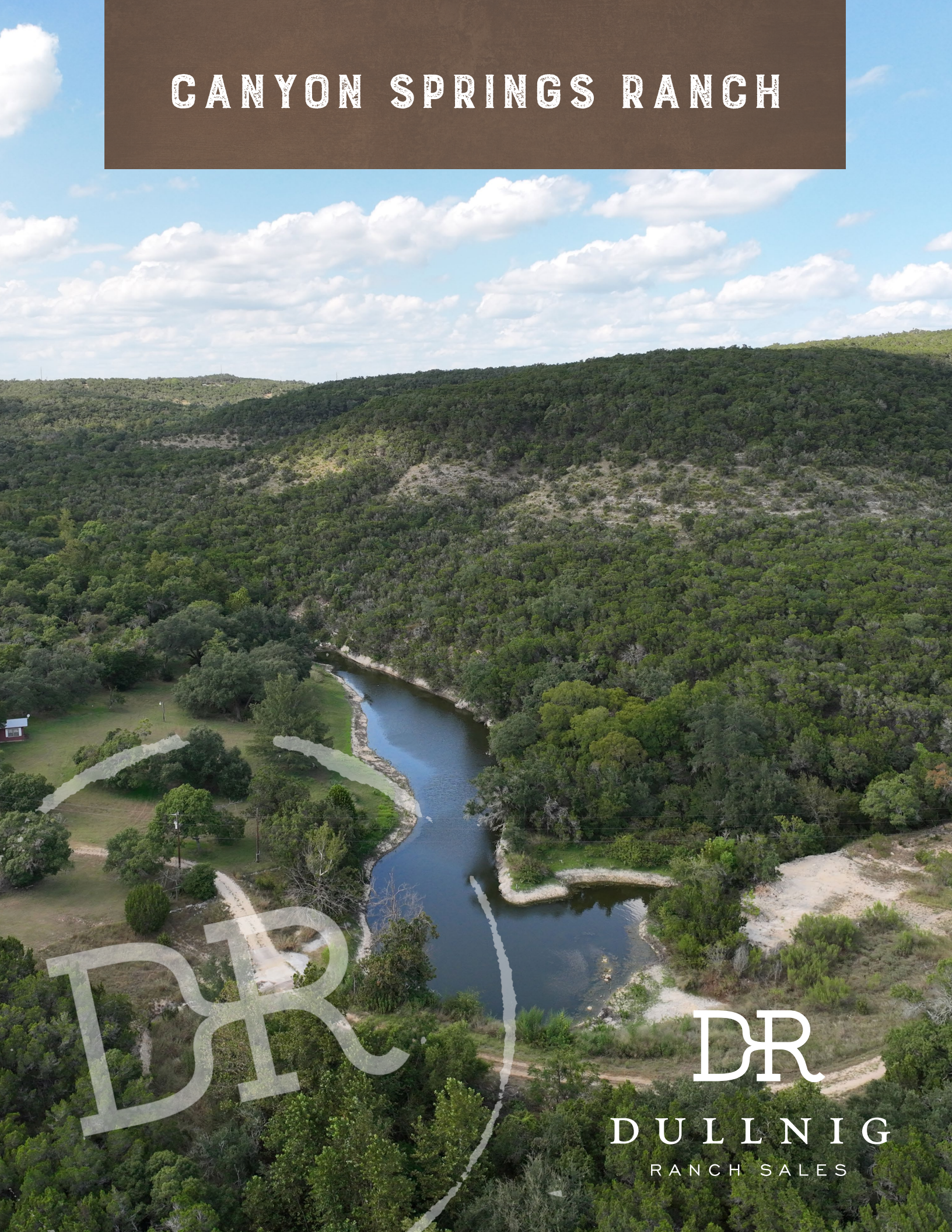


CANYON SPRINGS RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Canyon Springs Ranch is a 100-acre oasis featuring a stocked, spring-fed 2± acre lake in the midst of the famous Devil's Backbone. This is a chance to own and explore the beauty of the Texas Hill Country with mile long views in some of the greatest landscape Texas has to offer. After you have finished hiking or hunting in the hills, you can enjoy peace and quiet in the comfortable ranch style home nestled amongst beautiful oak trees. Outdoor enjoyment is easy to come by, especially with fishing in your own private lake right at your doorstep. While very private, this property is very close to many modern conveniences: Canyon Lake High School less than 5 miles, 20 minutes to Canyon Lake, less than 9 miles from Wimberley, and centrally located between San Antonio and Austin. If you enjoy great views, private year-round water, and privacy close to modern amenities, this property is a must-see.

100± Acres

Comal County



IMPROVEMENTS

This property is move-in ready with a comfortable 2-bedroom, 1.5-bath ranch style home and a large drive through barn ready to add your own personal touches. There is electricity in place and plenty of room for more to grow. With no restrictions and some clearing work, this property has potential for mile long views in the midst of the Hill Country. There is also a guest quarters with a full bathroom in the barn.



100± Acres
Comal County



VEGETATION AND TERRAIN

With hills varying in 200 feet of elevation change, this property presents incredible opportunities for nature lovers, hiking enthusiasts, and those that love hunting in the hills. The house and lake lay perfectly at the base among multiple hills creating a beautiful valley just waiting to be explored.

WILDLIFE

This area of Texas is known for having all types of wildlife including but not limited to: whitetail deer, turkey, dove, exotic species, wild pigs, and other various varmints. After hunting, don't forget about fishing in your privately stocked lake to wrap up your evening.

100± Acres

Comal County

WATER

Canyon Springs Ranch is highlighted by the stocked 2± acre lake in the center of the property that can be used for fishing and swimming. It is a year-round spring that will continually keep water in the lake. Additionally, the ranch provides 1 water well to accommodate all of your watering needs.



100± Acres
Comal County



MINERALS

Negotiable.

TAXES

No tax exemptions, see broker for details.

SCHOOLS

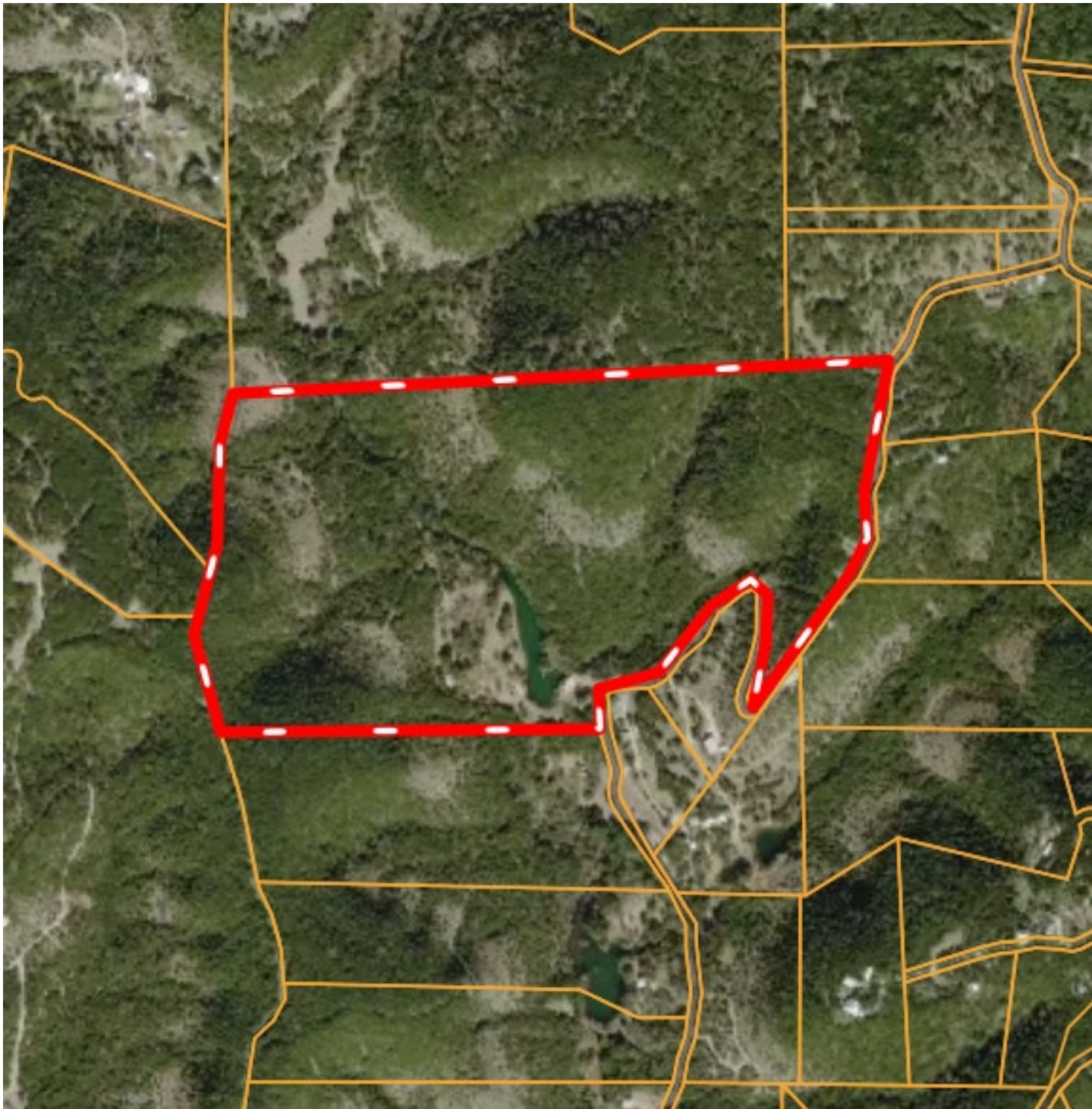
Comal Independent School District

100± Acres

Comal County

MAP

[Click here to view map](#)



100± Acres
Comal County



**100± ACRES COMAL COUNTY
1920 THE LOW ROAD
FISCHER, TEXAS 78623**

This property is located 9± miles S of Wimberley, 16± miles N of Canyon Lake, 16± miles W of San Marcos, 50± miles N of San Antonio, 50± miles S of Austin, and 183± 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](#)

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DR

D U L L N I G
R A N C H S A L E S

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