

FRASHIER CREEK RANCH

DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

Frashier Creek Ranch is an opportunity to own a picturesque Hill Country ranch less than 10 miles from historic Boerne with live water, humongous trees, usable land, spectacular views, and abundant wildlife. This blank slate property is ready for someone to make it their own.

IMPROVEMENTS

Though void of major structural improvements, this ranch does have water and power, along with many choices of private home site offering trees and views for the new owner. There is a set of cattle working pens in the center of the property and the fencing is in good condition. The north boundary has high fencing while the remainder of the perimeter and several pastures within the ranch are low fenced.



278± Acres

Kendall County



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WATER

The highlight of the water on this ranch is over 2,000± feet of Sabinas Creek frontage. This Cypress-lined creek has several deeper pools that make good swimming and fishing holes during times of normal rainfall. Even during this drought, the creek is still holding pools of water. There are three water wells on the property that service several water troughs for livestock and wildlife. One of the wells has a solar pump, the second well has an electrical submersible pump and the third well is drilled and is close to power but is not yet equipped with a pump. Additionally, the property transfers with 10-acre feet of water right that can be pumped from the creek.

WILDLIFE

This ranch is covered in native wildlife which includes whitetail, turkey, dove, various songbirds, varmints and wild hogs. There is a very strong population of free roaming Axis deer including several large trophies that have been spotted on the property. The natural pools on Sabinas Creek provide fishing opportunities for bass and perch.



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VEGETATION/TERRAIN

The majority of this property has been selectively cleared of cedar allowing the native grasses to flourish and attracting focus to the plethora of hardwood trees. There are some areas left with thicker cover which provide sanctuaries for the wildlife. This ranch is covered in large trees including Live Oak, Spanish Oak, Post Oak and Cedar Elms. Sabinas Creek is lined with towering Cypress trees. There are two tillable fields along the creek and a third on the western part of the property totaling 17± acres of tillable fields that could easily be put into production. The property consists of rolling terrain that is very usable. There's almost 200± ft. of elevation change which provides breathtaking views in several areas.



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TAXES

Ag exempt.

MINERALS

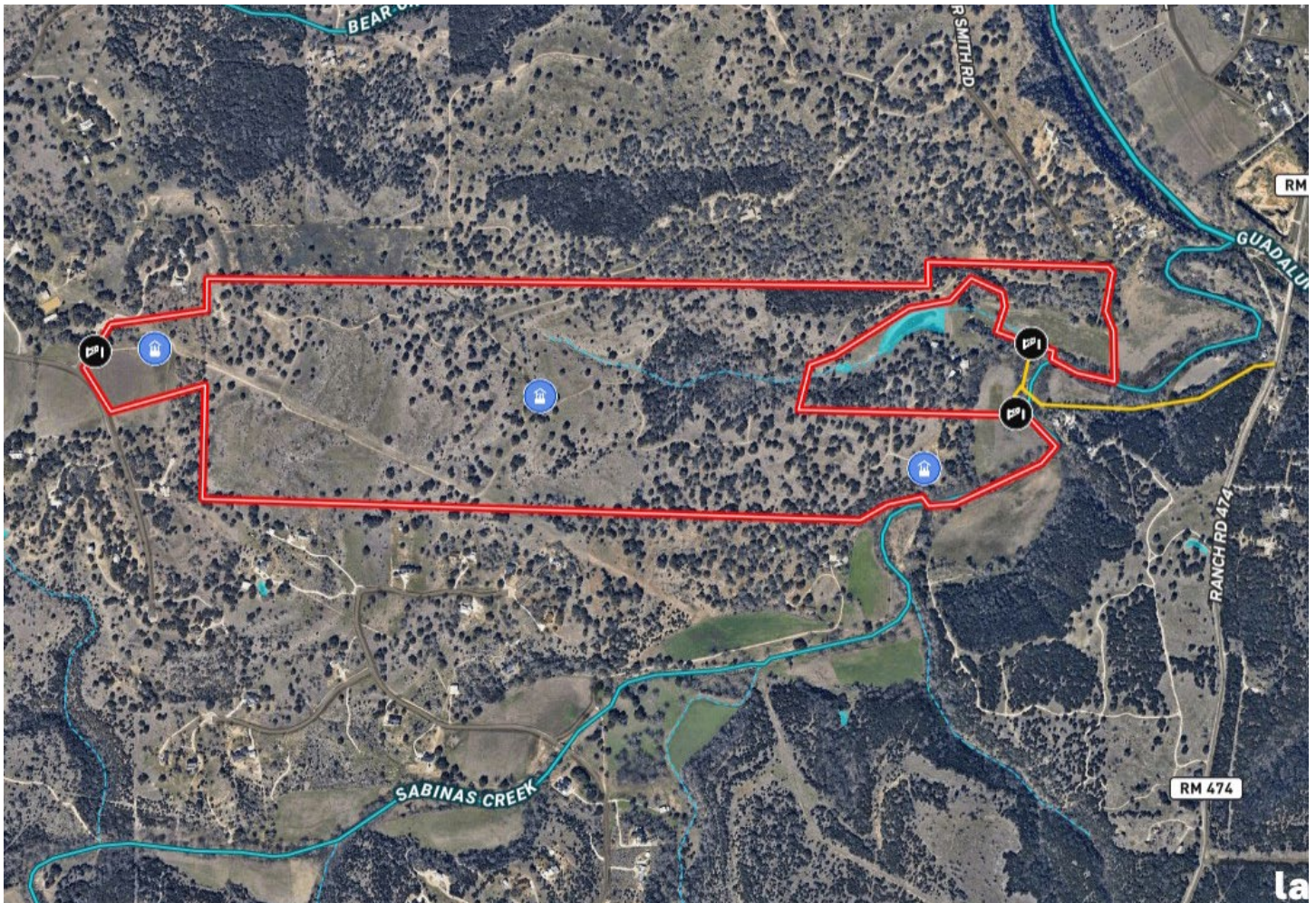
Negotiable. See broker for details.



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MAP

[Click here to view map](#)



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278± ACRES KENDALL COUNTY 8 SMISER-SMITH ROAD BOERNE, TX 78006

This property has access in two locations: From the east there is a short-deeded easement off FM 474 and Smiser Smith Rd. From the west, is paved frontage which leads to FM 1376/Sisterdale Road. Located 8± miles N of Boerne, 8± miles S of Sisterdale, 20± miles SE of Comfort, 23± miles NW of La Cantera, 35± miles NW of San Antonio, 77± miles SW of Austin and 220± 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](#)

VIDEO LINK

[Click here to view video](#)

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RANCH SALES

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