

CRABAPPLE RANCH



DR

DUNNIG

RANCH SALES

DESCRIPTION

Discover the untapped potential of this breathtaking 128-acre property located just 7 miles outside of Blanco, offering the perfect blend of seclusion, accessibility, and natural beauty. With valuable road frontage on Crabapple Road, this Hill Country gem features rolling topography and dramatic elevation changes that open up to sweeping long-distance views—ideal for a private retreat or future development.

Whether you're looking to build a custom estate, establish a hunting or recreational getaway, or invest in land with strong upside potential, this property has it all. Native hardwoods, open pastures, a natural spring fed pond, and a variety of wildlife create a diverse and vibrant landscape that's both functional and picturesque.

Utilities are nearby, and the location offers a rare balance of tranquility and convenience—just minutes from the heart of Blanco, and within easy reach of Fredericksburg, Johnson City, and the greater Austin-San Antonio corridor.

IMPROVEMENTS

This property is void of any standing improvements and gives the new owner a blank canvas to do as they please. This property is unrestricted with utilities nearby.



128± Acres

Blanco County



128± Acres
Blanco County

LAND

These 128 acres has a touch of everything. Flat grasslands in the front with close to 100 feet of elevation change in the back for long distance views overlooking the scenic hill county. There is a spring fed pond that holds water year-round for wildlife to thrive and enjoy.

WILDLIFE

The property supports a healthy and diverse population of native Hill Country wildlife. Whitetail deer, axis deer, homegrown turkey, dove, and wild hogs are frequently seen, offering excellent hunting opportunities. The natural mix of cover, water access, and open areas creates a thriving habitat that also attracts songbirds, foxes, and other native species—making it a great location for both hunters and wildlife enthusiasts.



128± Acres

Blanco County



128± Acres
Blanco County

NOTE

There is one easement on the property, see broker for details.

TAXES

Ag Exempt.

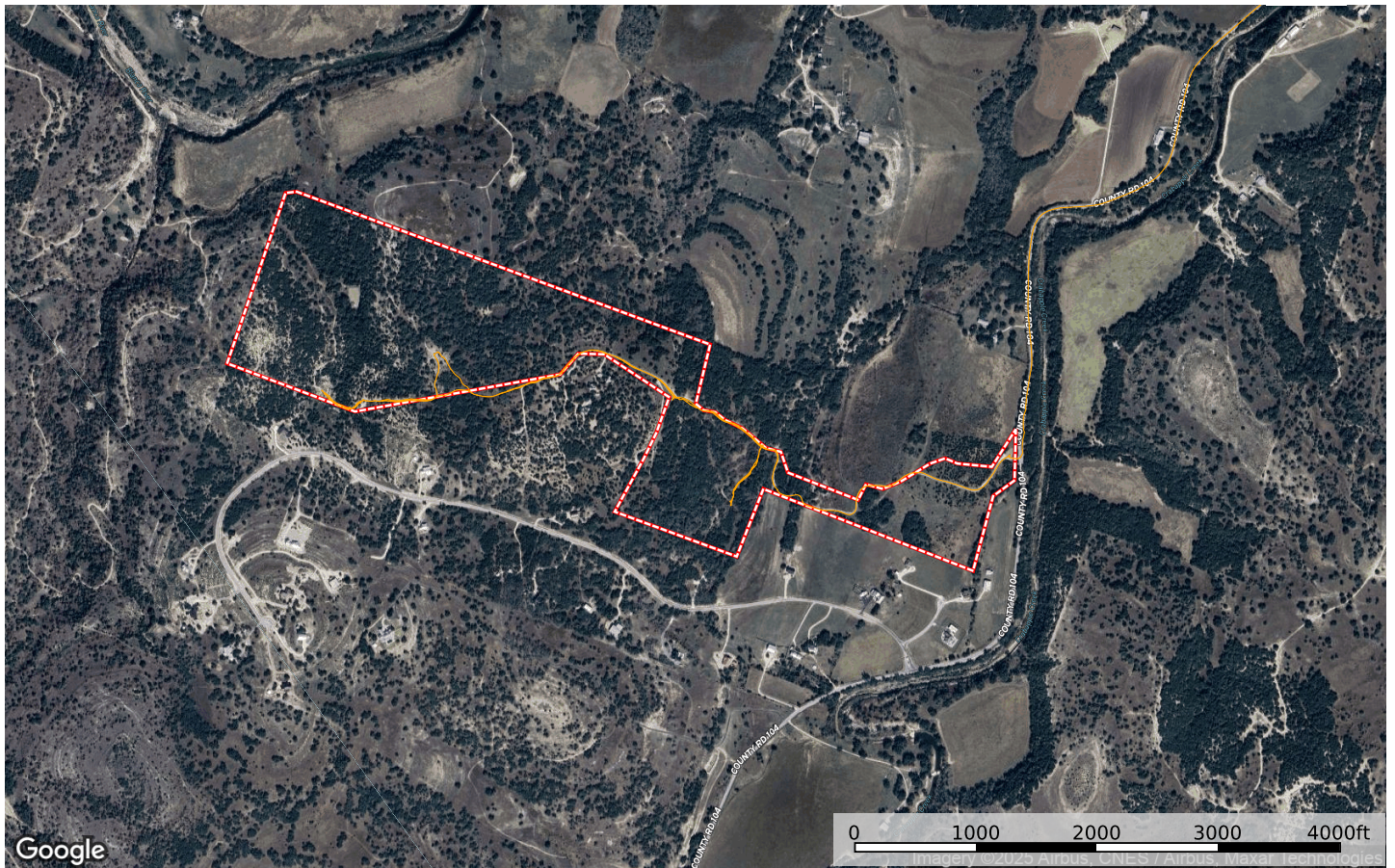


128± Acres

Blanco County

MAP

[Click here to view map](#)



128± Acres
Blanco County



**128± ACRES BLANCO COUNTY
1448 CRABAPPLE ROAD
BLANCO, TX, 78606**

Located 7± miles west of Blanco, 30± miles southeast of Fredericksburg, 40± miles north of San Antonio, 50± miles west of 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

PROPERTY WEBSITE

[Click here to view website](#)

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

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.