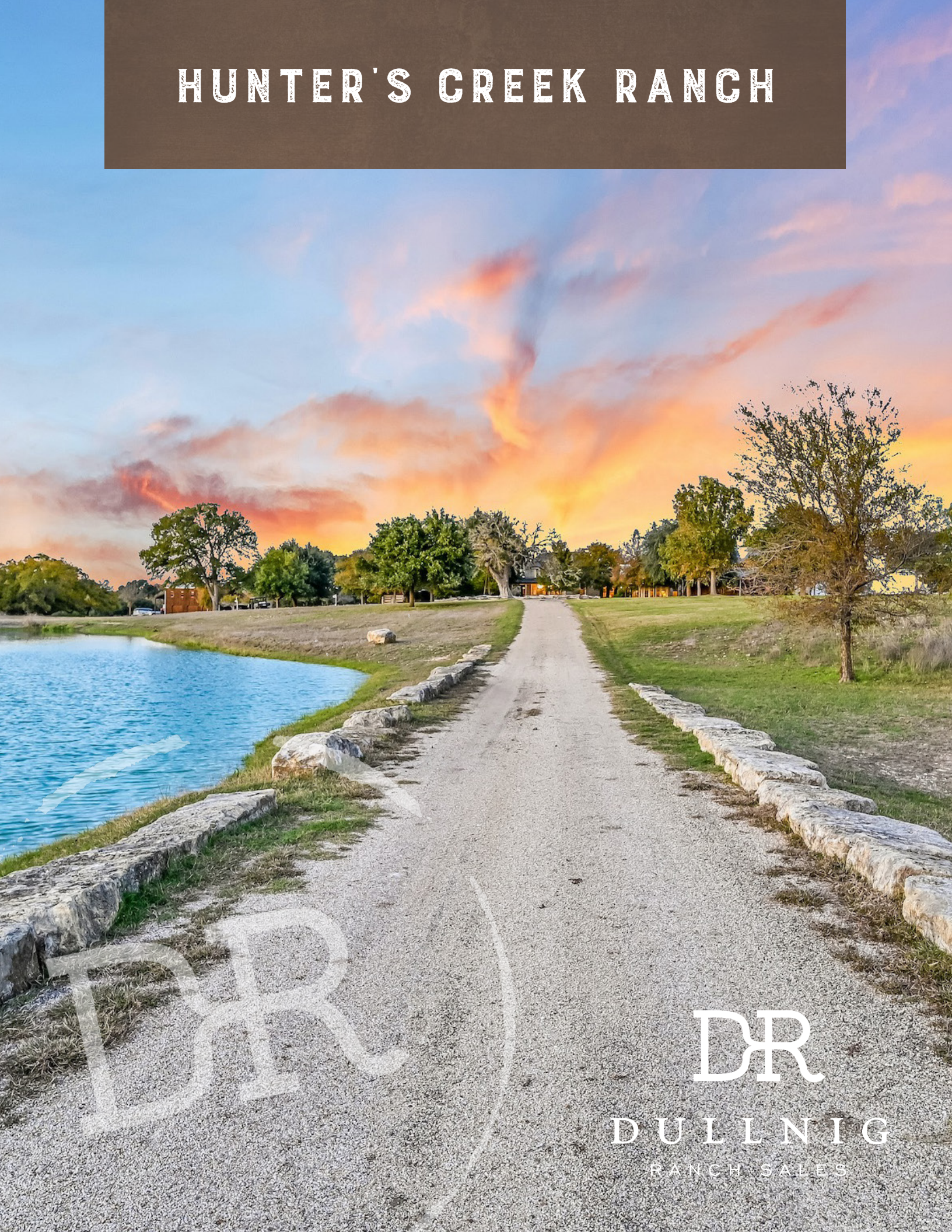


HUNTER'S CREEK RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

Hunter's Creeks Ranch is an extraordinary live-water property in highly sought-after Gillespie County, conveniently located minutes from Main Street, Fredericksburg. The tastefully restored historic improvements, coupled with miles of spring-fed creeks, stunning views, and fertile improved pastureland, make this a truly unique offering. We rarely see ranches of this size and caliber hit the market in the Fredericksburg area, and we are confident that this property will check every box for the discerning Hill Country buyer.

740 ± Acres

Gillespie County



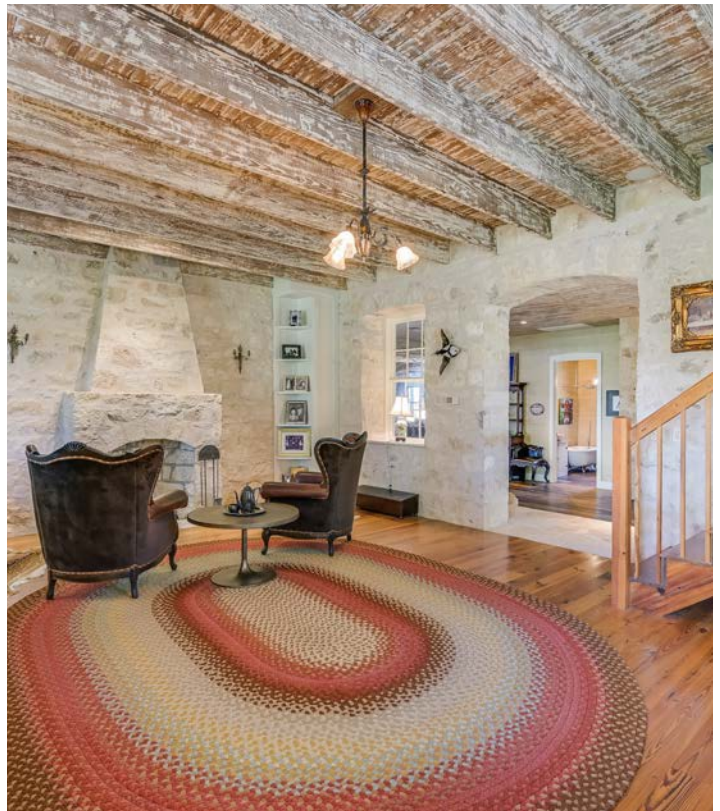
IMPROVEMENTS

The traditional Hill Country German-style Main House, originally built in the 1850s, and recently restored by Daniel Jenschke in 2007, is 5,300sf with 3 bedrooms and 4 baths. The expertly updated home includes a chef's kitchen and open-concept, two-storied great room with a bar, living and dining area, naturally lit through clerestory windows, and a bank of French doors. Luxurious details include an underground wine cellar, sleeping loft above a second living area, water softener and R/O system, timber beams and limestone masonry, a screened porch with built-in grill and wood-burning pizza oven, full-size tennis/pickleball court with basketball hoop, and an attached 2-car garage. Complete with a beautiful view, the Main House is strategically situated on a bluff overlooking one of the verdant pastures and fishing ponds. The most recent remodel in 2011, by Bill Dunn Construction, focused on the screened porch addition and updating the master bathroom. A guest cottage is directly adjacent to the main home and is approximately 860sf with one bedroom, one full bath, along with a living room and kitchen. The Primary Barn, also located near the Main House, has a concrete foundation and four (4) additional parking spaces for tractors and ranch vehicles. Additionally, the barn offers a flex space/bedroom downstairs with a full bath, along with the 1,428sf carriage house apartment above the barn with one bedroom and a half bath; both spaces are heated and cooled. The historic 1874 "Kile House" is a 2,767sf stone, German homestead redesigned by local architect Eric Mustard and restored and rebuilt in 2020 by Bill Dunn Construction. There is an additional 60'x40' metal storage barn with a concrete foundation also on this homesite.

RANCH IMPROVEMENTS

The ranch is cross-fenced into multiple pastures, allowing for easy rotational grazing. The cross-fencing and perimeter fencing have all been kept in great condition. There are also miles of improved chip-seal roads allowing easy access across the ranch, along with lots of roads accessible by ATV, horse, or trail bike.

740 ± Acres
Gillespie County



740 ± Acres
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WATER

There are 3 spring-fed creeks that flow through the property. Hunters Creek, the strongest of the 3 creeks, bisects the middle of the ranch with 4,375ft of frontage on both sides, ensuring total control and privacy of your water. 4 dams/spillways have been constructed along Hunters Creek to further expand the recreational potential of the live water. The uppermost dam is a drive-across spillway, which features a stunning waterfall that cascades into a deep swimming hole just downstream from the dam. The ranch also has 1900ft of both sides of South Grape Creek, with flows through the north side of the property, and also has a nice drive-across spillway which is used to access the ranch via the main entrance. Finally, there is 4,570ft of both sides of Hopfs Creek, which has a steady flow during average rainfall years. There are a total of 8 water wells on the ranch, 3 with electric submersible pumps that service the homes on the property and have volumes ranging from 30-50GPM, 4 windmills and one solar well. Furthermore, there are 6 ponds and multiple cattle troughs scattered throughout the property ensuring that livestock and wildlife never have to travel far for a drink.

TERRAIN

The ranch has approximately 155 acres of improved pastureland currently planted in Coastal and Klein Grass. The ranch has the ideal balance of open pasture to brush for the mixed-use buyer interested in both hunting and grazing opportunities. The place is studded with countless sizable Live Oaks, Post Oaks, and Spanish Oaks, and the creek bottoms are lined with stunning giant Cypress and other native hardwoods. Elevations range from 1500 - 1740ft above sea level, with the high-points offering gorgeous panoramic views of the surrounding countryside.

740 ± Acres
Gillespie County



WILDLIFE

The ranch has a healthy population of native whitetail, turkey, and free-ranging Axis Deer. In the SE corner of the ranch is a 70+/- acre high-fenced exotic pasture with Red Stag, Black Buck, and Fallow Deer.

TAXES

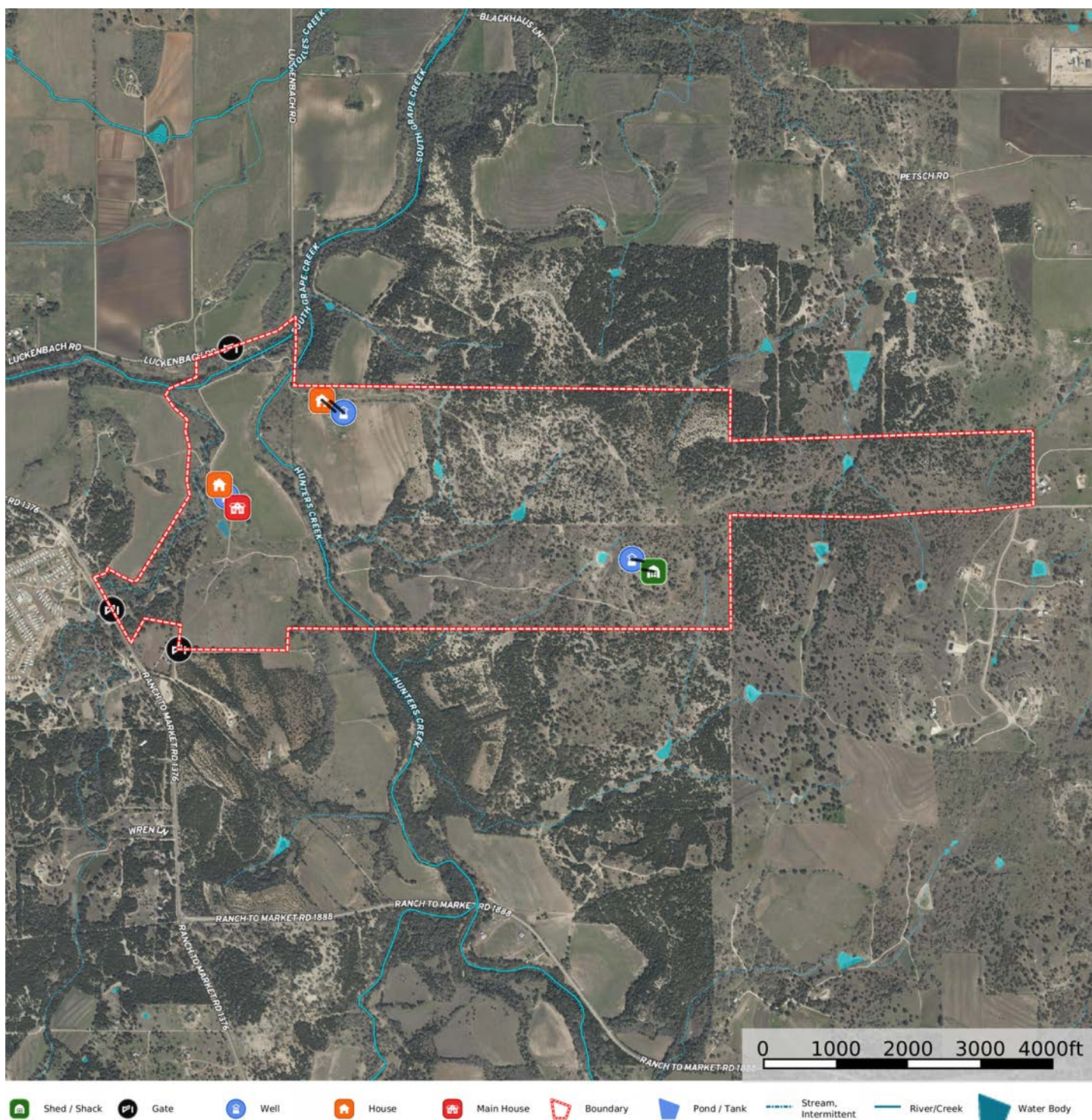
A portion of the ranch is under Wildlife Exemption, with the remainder being Ag exempt.

740 ± Acres

Gillespie County

MAP

[Click here to view map](#)



740 ± Acres
Gillespie County



**740 ± ACRES
GILLESPIE COUNTY
FM 1376
FREDERICKSBURG, TX 78624**

The ranch is conveniently located just 10 miles SE of Fredericksburg near legendary Luckenbach, TX. It boasts 1050ft of frontage along FM 1376 and 1475ft along Luckenbach Rd and offers 3 different entry points to access the ranch.

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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