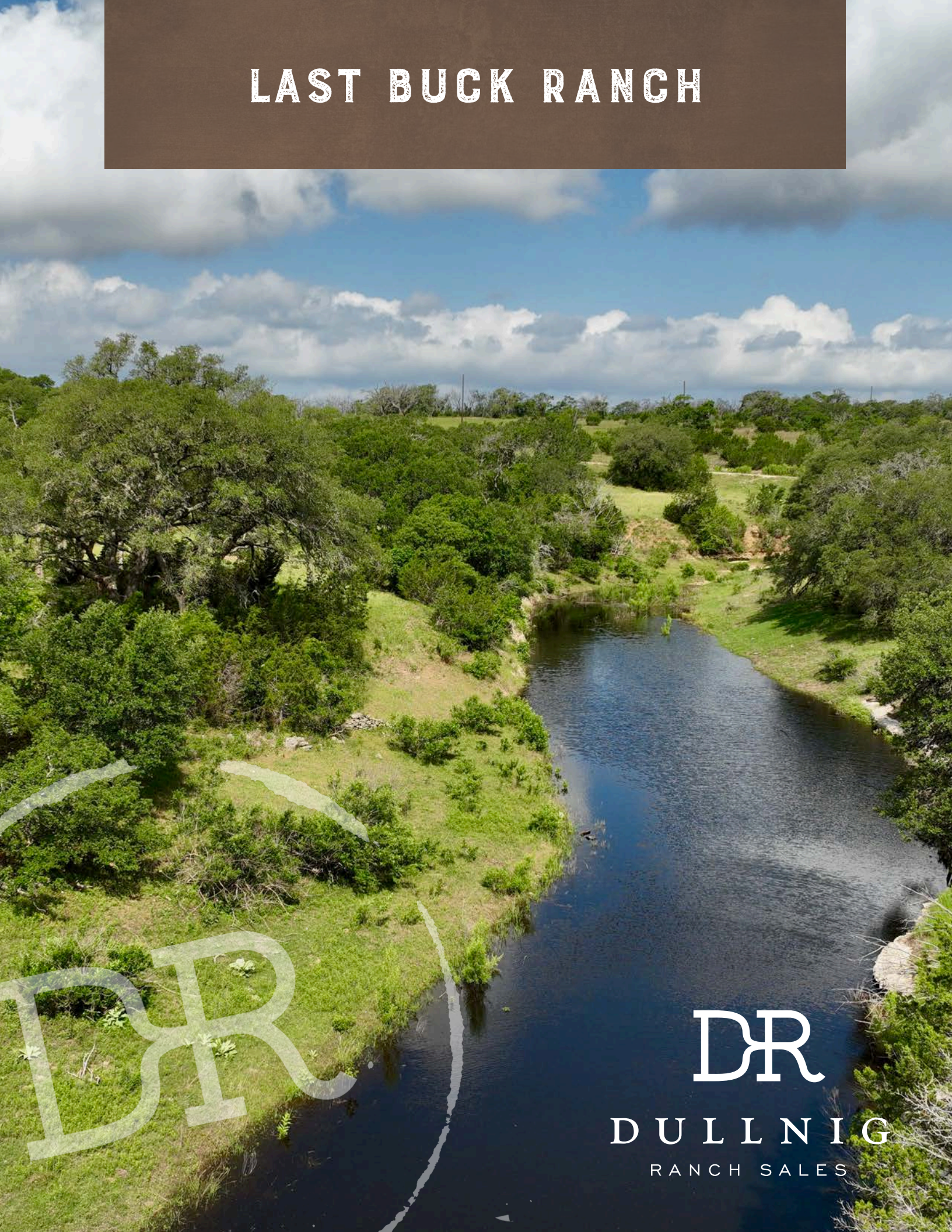


LAST BUCK RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

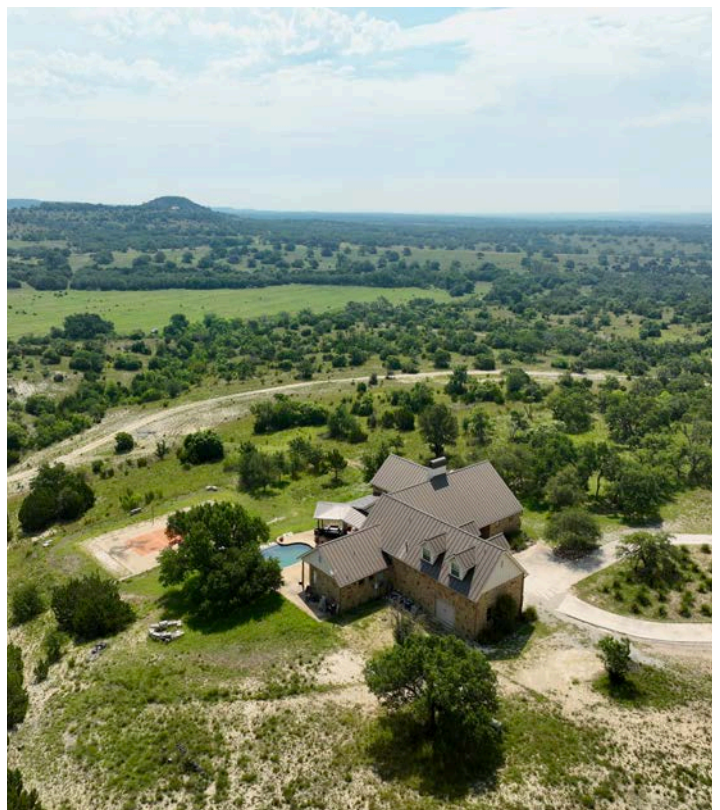
Last Buck Ranch is an excellent high-fenced live water hunting ranch located just minutes west of Blanco, TX. The property features gorgeous creek bottoms, stunning hilltops, fertile pastureland, and nice improvements designed for everyday ranch living.

IMPROVEMENTS

The 4,700SF 5BR Main House sits on a hilltop offering striking views overlooking the ranch. As you step into the great room, the floor to ceiling windows immediately showcase the magnificent views. The house features a nice open floor-plan and a great outdoor entertaining area with covered patio adjacent to the infinity edge pool and hot-tub and a pickleball court.

Other improvements include a manufactured guest cabin, equipment pole barn, and large metal livestock barn with attached pens.

386± Acres
Blanco County



***386± Acres
Blanco County***



WATER

The highlight of the ranch is 5,000FT of both sides of East Prong Big Creek that flows through the heart of the ranch. During average rainfall years, this creek flows year-round and always holds large pockets of water assuring wildlife and livestock never have to stress for water. There is a second seasonal creek on the west side of the ranch that will flow during wet times. We believe that there is significant potential to further develop the water on this property. The ranch has a total of 5 water wells, one of which is able to produce 200+/-GPM which is a rare asset to have in this part of the world. There are also 5 stock ponds scattered throughout the property.

TERRAIN/LAND

Last Buck Ranch has the ideal mix of good cover for wildlife along with fertile open pastureland for the dual minded buyer looking for a ranch to support both good hunting and livestock opportunities. The mostly rolling and usable terrain has elevations ranging from 1460 – 1780'ASL. The highest point in the NW corner of the property has a overlook deck with a fire-pit showcasing some of the prettiest views the Hill Country has to offer. The ranch is studded with countless gorgeous Live Oaks and other significant hardwoods along the creek.

WILDLIFE

The all native deer herd has been managed under MLDP for years. The owners have fed protein year-round for the past 15 years, which has helped produce some magnificent trophies including one buck that scored 176 Gross B&C that was harvested in 2022. There is also a small herd of Addax and Axis on the ranch.

386± Acres

Blanco County



386± Acres
Blanco County



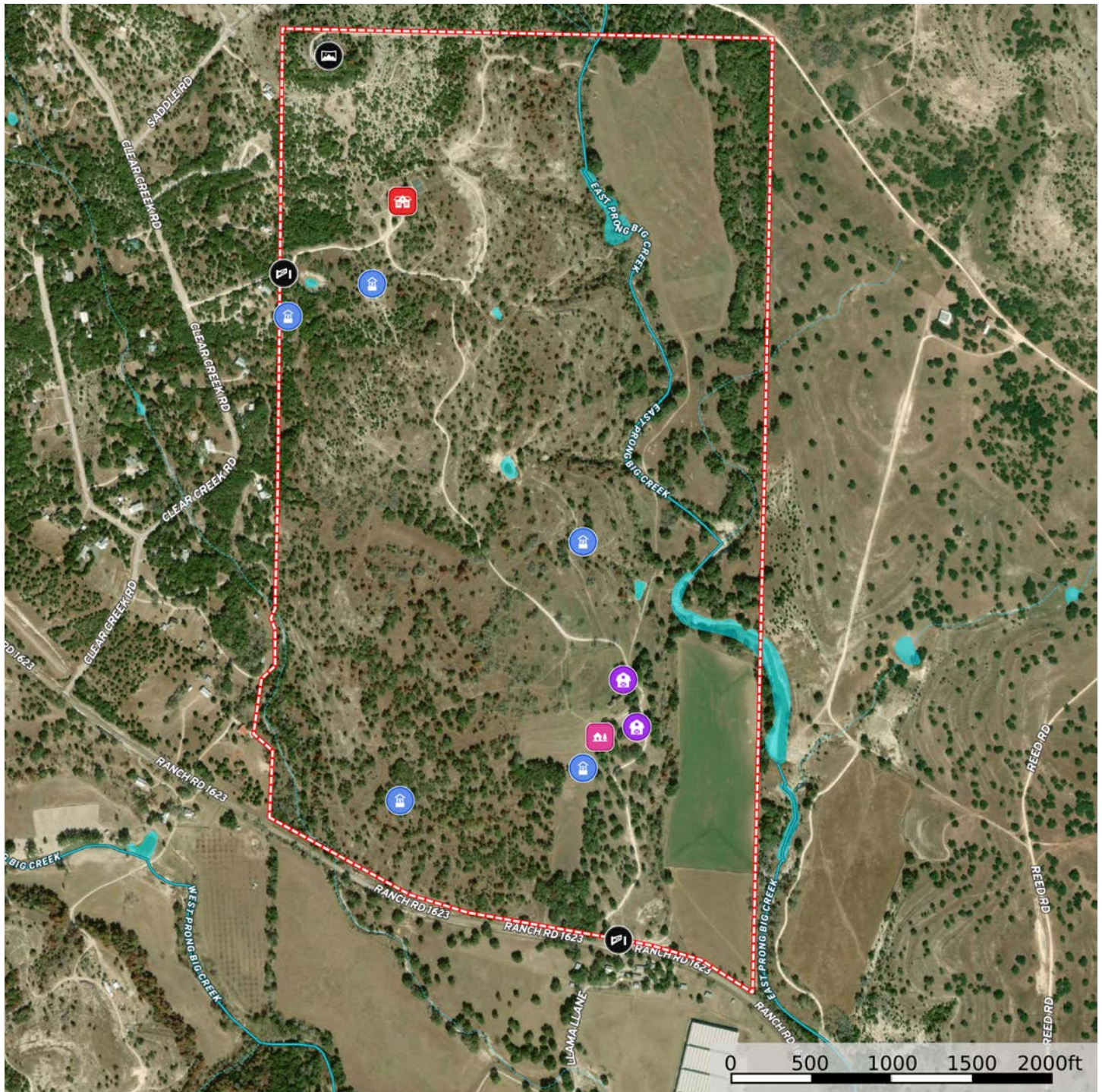
386± Acres
Blanco County

TAXES

Wildlife Exempt.

MAP

[Click here to view map](#)



386± Acres
Blanco County



**386 ± ACRES
BLANCO COUNTY
RANCH RD 1623**

The ranch is conveniently located just 6.5mi west of Blanco and has 3,225ft of frontage along FM 1623. There is a second access point via an owned lane off of Clear Creek Rd. Stonewall is a quick 10 mins away and Fredericksburg is under a 30 minute drive.

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

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
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