

TP RANCH



162.52+ Acres Kerr Co.
Hwy. 41
Mountain Home, Texas

 Kuper
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DR
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RANCH SALES



DESCRIPTION

Great rolling 'Divide Country' in the Edwards Plateau Region of the Texas Hill Country. The scenic rolling, Live Oak studded pastureland has a seasonal water drainage running through the property. The high fenced ranch makes an ideal residential, recreational or hunting property with easy access.



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IMPROVEMENTS

The main house is of cut stone and log construction with an open design including Saltillo tile floors and vaulted ceilings with a native stone fireplace. It includes 2 bedrooms, 2 baths plus a loft and large island kitchen. Attached, with entrance through a vintage jail door, is a wonderful game room with wood paneled walls and ceiling, stone fireplace and bar. Note: Some furnishings will convey – Please see Broker.

There is also a charming 2 bedroom, 1 bath guest cabin with a kitchen and open living room with wood burning stove and stone surround. Wood floors and ceilings add to the country atmosphere. There are also living quarters in the barn, with 2 bedrooms, 1 bath and kitchen. The barn includes RV storage, equipment storage and a workshop. There is also an airplane hangar that was used for storing ultra-lite airplanes, but now accommodates extra storage and offers bonus party and play space. The ranch is completely high fenced with an electronic entrance gate to the main driveway and improvements.



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WATER

One water well with rock-faced storage tank, one water trough.

WILDLIFE

10 Whitetail does released on the property from superior genetics along with native Whitetail deer, and other wildlife.

MINERALS

All minerals convey.

TAXES

Exemption in place.



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162± ACRES KERR COUNTY MOUNTAIN HOME, TEXAS

Ranch is 33± miles west of Kerrville with entrance off Hwy 41. 95± Miles from San Antonio, 52± miles to Fredericksburg, 130± miles from Austin, 288± miles from Houston, 316± miles from Dallas, Texas.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf
All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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