

# Wimberley Hugo Ranch

61.6 ACRES FOR SALE IN HAYS COUNTY

\$925,000



MOCK RANCHES

kw

GLOBAL LAND MARKETING

# Location Map



# Wimberley Hugo Ranch

## DESCRIPTION:

This is an exciting opportunity for discerning buyers looking for a private, unrestricted and not overly-improved ranch in the Wimberley or New Braunfels area. At nearly 62 acres, this is the largest undeveloped tract in the immediate area with great access and attractive features. The Seller has made several quality improvements to prepare the way for the next owner to build their dream home or venue. Opportunities for this property include a luxury ranch, wedding venue, vineyard or private getaway close to the surrounding swanky towns. The property is located approximately 11 miles south of Wimberley, 16 miles north of New Braunfels, and 9 miles west of San Marcos, TX on Hugo Rd.

## LAND OVERVIEW:

The land consists of 61.68 acres of mixed Live oaks, Elms, old growth Ashe juniper and native pasture. The front part of the property is mostly flat, with a wet weather drainage feeding into a 1+ acre pond basin near the east fence line. The Seller has implemented selective clearing of cedar in the center of the property, exposing some magnificent Live oaks and elm trees. Primary grasses include Texas Little Bluestem, King Ranch Bluestem and other native bunchgrasses.

Kasey Mock

[www.mockranches.com](http://www.mockranches.com) | (512) 787-1849

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal

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**WATER:** A private water well serves the home and barns.

**Property Taxes:** The property currently receives a favorable 1d1 Ag Valuation (Ag exemption) keeping property taxes to a minimum, and could easily be transitioned to Wildlife Management.

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## WILDLIFE:

Whitetail deer, Rio Grande turkey, abundant songbirds and other non-game species are regularly observed on the property.

## IMPROVEMENTS:

Ranch improvements include a nice 1,800 sqft barn with a comfortable one bedroom, one bath barndominium. The living quarters features a modest full kitchen and a dedicated living area, perfect for weekend getaways or a place to live while building your home. An electric overhead door secures privacy, and there are shed roofs on both sides to park your vehicle, tractor or UTV. This barn utilizes 12,000 gallons of rainwater collection for potable water.

A large 30X60 workshop is located just north of the barndo, featuring 15 ceilings, overhead rollup doors, slab and an additional 7,500 gallons of rainwater collection. A chicken coup and small orchard are located off the east side of the workshop.

The Seller invested to run PEC power to the center of the property, west of the pond in preparation for a larger home or venue in the future. The property was witted for a water well, and good groundwater is available in the area but a well was never drilled.

The property is fully fenced and accessed through a custom gate with an Orion electric gate opener.

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**GLOBAL MARKETING LEADERS**

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