

Dunn Ranch

136 ACRES FOR SALE IN HAYS COUNTY

\$4,400,000



MOCK RANCHES

kw

GLOBAL LAND MARKETING

Aerial Map



Dunn Ranch

LAND OVERVIEW:

Discerning buyers will appreciate this meticulously managed and well positioned, 136 acre ranch. Few ranches offer the total package of exceptional beauty, immediate commercial potential, and long term development ability. The property is located across from Jacobs well Elementary School, with +-2,100' frontage on FM2325, with additional frontage and access on the new Packer Rd.

The property is entirely outside the City Limits and ETJ. These rare attributes are all found here, making this a must see for serious visionary buyers. The ranch is completely high fenced, and has been mostly cleared of cedar creating a breathtaking savannah of mixed pastures, Live Oaks and season creek bottom. Unique to this ranch and extremely rare is the abundant Spanish Moss in the large Live oaks. The owner has constructed a new +-2 acre lake, which needs to be lined. It is stocked with exotic wildlife and maintains a favorable 1d1 Ag Tax valuation.

Kasey Mock

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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IMPROVEMENTS:

New improvements include a newly constructed and well-appointed +-1,200 sqft high end dominium, two stone grand entrances, nearly 2,000' of new paved drive, 1.9 miles of high fence, and water lines run throughout the ranch with troughs every 20 acres.

RESTRICTIONS & DEVELOPMENT:

The ranch subject to the Wenger Ranch restrictions until the year 2033. Presently, in 2020 the owner may develop the first 500' X 2100' along FM 2325 for commercial use. The remainder of the ranch may be subdivided in half. In the year 2028, the ranch may be subdivided into tracts as small as 20 acres, then in the year 2033 all restrictions shall terminate.

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GLOBAL MARKETING LEADERS

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NOTES