



**17+ ACRES WITH HOME &
GUADALUPE RIVER ACCESS**

**17+ Acres Comal Co.
1160 Rolling Creek Road
Spring Branch, Texas**

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

“Country Life in the City!” This complete ranch estate is located within, and near an entrance to, Cypress Springs on the Guadalupe, with an incredible HOA park that offers access to the Guadalupe River. This property has been used as an equestrian facility including 10± acres shaded by large oak and cedar trees.

IMPROVEMENTS

A 1,959± square foot brick ranch house (circa 1970's or 1980's), is accompanied by a garage, 1,200± square foot carport, workshop, and 4,170± square foot barn with inside and outside stalls, turnout pens, round pen and arena.

WILDLIFE

Many whitetail deer and occasional axis deer, live in and roam the area, and are seen regularly on the ranch.



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WATER

On site water well.

TAXES

Ag exempt.

NOTE

A small portion of the property (not including the home) is in the flood plain. Please see broker for map.

SCHOOL DISTRICT

Arlon Seay Elementary School, Spring Branch Middle School, Smithson Valley High School. Please verify with School District.



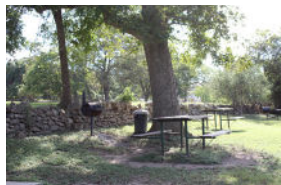
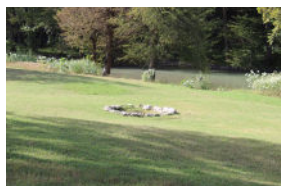
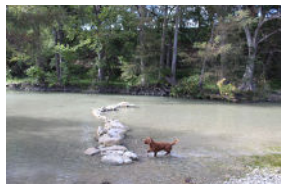
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HOA: CYPRESS SPRINGS ON THE GUADALUPE

Cypress Springs Development is a community of near 500 residences on tracts of land ranging from half an acre to over 5 acres in size. The community sits along a stretch of the beautiful Guadalupe River in Spring Branch, Texas at the cusp of the Texas Hill Country. Residents love the river, the hills, the wildlife and our quiet living. If you find yourself with an opportunity to become a part of our wonderful community, you should take advantage of it and start living the good life. Dues are \$240 per year for two or more lots (<https://www.cypresssprings.org>).

Cypress Springs Guadalupe River Park

The River Park is the greatest singular asset to our neighborhood and is a key selling point for buyers as well as sellers. The gated River Park contains a bath house with male and female restrooms and shower stalls, large and small party pavilions, tent camping area, full RV hookups for up to 10 units comfortably, RV dump station, Guadalupe River access with fire ring, picnic tables and nature to observe. It's a wonderful place for property owners as well as their friends and family to enjoy. The Park is located at 1301 Phantom Rider Trail. *The River Take Out Park* provides a safe and legal location to exit the Guadalupe River while remaining in the Cypress Springs neighborhood. It makes good use of our River Park by allowing a group of tubers to enter the river at the River Park and float along the river at a leisurely pace and then pull out and get picked up at the Take Out Park.



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17+ ACRES COMAL COUNTY SPRING BRANCH, TEXAS

The property fronts on Rolling Creek Rd. and backs to Acacia Parkway, comprised of subdivision Lots 7,8 & 9. It is approximately .9 road miles west of US Hwy. 281, 25± miles north of the San Antonio International Airport, 33± miles north of the Alamo and 72± miles southwest of Austin, the State Capitol.

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

[Click here to view map](#)

[CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM](#)

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