

CASA DE MONTAGUE



16+ Acres Bandera County
3437 FM 3240
Bandera, Texas

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

Part of the homestead of the historic Montague Ranch of the early 1850s, Casa De Montague depicts the perfect example of the original “American Dream”. Nestled in the highly sought after Texas Hill country less than one hour from San Antonio, this property makes for a great primary residence as well as a family get away. No restrictions will allow the new owners to improve and recreate as they please!

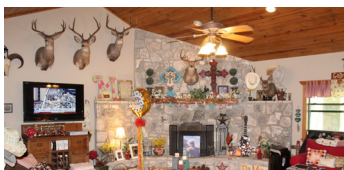


16+ Acres Bandera County
3437 FM 3240
Bandera, Texas



IMPROVEMENTS

A highlight of the property is a beautiful 3,200 +/- custom rock home boasting incredible views of the surrounding hill country. The 3 bed, two bath home is situated around a large kitchen and gathering room with a great fireplace. Two large offices allow ample space for work, storage or even additional sleeping space. A rock frame pool with a furnished cabana makes for great outdoor entertainment for cookouts and family gatherings as well. With a little work an old barn with pens could make for a great place to keep horses and tack.



16+ Acres Bandera County
3437 FM 3240
Bandera, Texas



WATER

One water well equipped with an electric submersible pump supplies water to the house, barn and water troughs.

TERRAIN/VEGETATION

Gently rolling terrain with scenic views of the surrounding hill country make this the perfect recreational ranch. Much of the native brush has been cleared leaving behind scattered live oaks and lush pasture land suitable for a few cattle or horses. Some native brush and cedar has been left for wildlife habitat as well.



16+ Acres Bandera County
3437 FM 3240
Bandera, Texas



WILDLIFE

An abundance of wildlife calls the property home including native species such as whitetail, turkeys, hogs and varmints along with a resident herd of blackbuck and occasional free ranging axis.

MINERALS

None available.

TAXES

Approximately \$5,600/year.



16+ Acres Bandera County
3437 FM 3240
Bandera, Texas



16± ACRES BANDERA COUNTY BANDERA, TEXAS

Located Less than 1/2 mile off of FM 3240 via deeded easement, approximately 3± miles northwest of Bandera, 55± miles northwest of San Antonio, 30± miles northwest of Helotes and 25± miles south of Kerrville.

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](#)**

Robert Dullnig
Broker Associate
210.213.9700

DullnigRanches@gmail.com

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES