

# THUNDER MOUNTAIN RANCH







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877 ACRES • KENDALL COUNTY

Located within the heart of the Texas Hill Country, this plus-or-minus 877-acre ranch offers tremendous views, incredible topography, giant hardwood trees, and a vibrant spring that provides water to the entire parcel. Located just four miles north of Sisterdale, Texas the ranch is near the Hill Country communities of Fredericksburg and Boerne—a location far enough away from big-city sprawl, but still within easy driving distance of city amenities.

The ranch is steeped in local history. Formerly owned by Hondo Crouch—the man who dreamed up Luckenbach, according to *Texas Monthly* magazine—the property is legendary as the place where Crouch would entertain guests such as Jerry Jeff Walker to write songs around the campfire. Crouch and his friends turned Luckenbach from a failing post office stop to a thriving tourism destination with nationwide name recognition thanks to the likes of Willy, Waylon, and the boys that played there.

This property is offered and can also be partitioned and sold as smaller tracts from 400 to 800 acres in size. With numerous building sites atop the towering hills, the ranch boasts views in every direction. Accessed via a paved road, ingress and egress is fast and easy. The creek beds are served by the vibrant spring, providing great potential for dams along the seasonal creek beds that wind through the tract.

Wildlife of all kinds roams the property, including whitetail, axis deer, aoudad, fallow, sika, and wild hogs—providing great hunting opportunities.

Few opportunities such as this one are available to the discerning Texas Hill Country ranch buyer, but this amazing Sisterdale property awaits a visionary new owner to build his or her dream upon this historic, incredible land. For more information and to schedule your private tour, contact Duperier Texas Land Man today.

