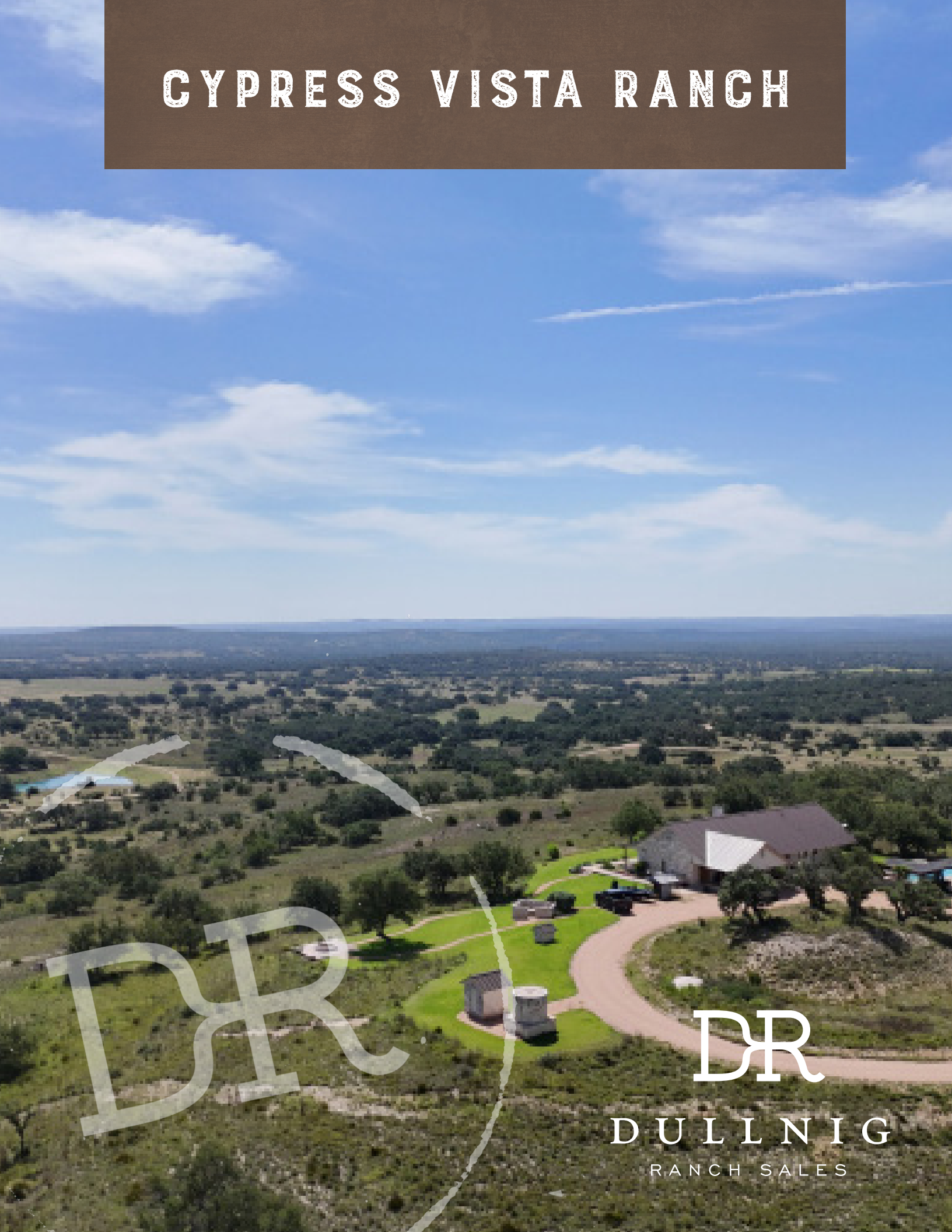
# CYPRESS VISTA RANCH



DULLNIG

RANCH SALES



## DESCRIPTION

Cypress Vista Ranch is a premier Hill Country recreational estate ideally located just minutes from Johnson City, Texas, and approximately 20 miles from Dripping Springs. This meticulously improved, high-fenced ranch offers an exceptional suite of amenities, including a main residence, guest house, barn, multiple water wells, and numerous additional improvements thoughtfully distributed throughout the property.

Designed and managed as a first-class hunting ranch, Cypress Vista Ranch features a well-established whitetail deer herd supported by the MLD Level 3 program and a DMP breeding pen, along with a successful upland bird operation. The property also supports Axis deer and a small population of Blackbuck. A centrally located, scenic fishing pond enhances both the recreational appeal and overall aesthetics of the ranch.

The land showcases an outstanding blend of gently rolling Hill Country terrain, scenic elevation changes, and diverse native brush, providing exceptional views and excellent wildlife habitat. A portion of the ranch is protected by a Conservation Easement held by The Nature Conservancy, preserving its natural beauty while maintaining recreational use.

***1,100± Acres***

***Blanco County***



## IMPROVEMENTS

Cypress Vista Ranch is well improved and turnkey. The main residence is a 3-bedroom, 4.5-bath home situated atop a prominent hilltop, offering sweeping views and featuring a swimming pool ideal for entertaining. The guest house includes 2 bedrooms and 2 bathrooms and is located near a well-equipped barn.

The barn features a bunk room, two roll-up garage doors, a game-processing and cleaning area with walk-in cooler, and ample storage. Behind the barn are dog kennels, an equipment shed, and additional supporting improvements for ranch operations.

## VEGETATION & TERRAIN

The ranch is characterized by classic Central Texas vegetation, including Live Oak, Post Oak, and other native hardwoods. Selective cedar clearing on over 200 acres has created open fields, improved grasses, and diverse wildlife cover. Elevations range from approximately 1,100 feet to 1,260 feet at the highest point, providing excellent topography and views.





***1,100± Acres***

***Blanco County***



## WILDLIFE

The high-fenced property includes 8 watering and feed stations along with planted food crops to support a thriving 200-point class whitetail deer population managed through MLD3, along with Axis deer and a small herd of Blackbuck. A chukar, quail, and pheasant housing facility sustains a strong upland bird hunting program across 6 manicured fields. The large pond offers quality largemouth bass fishing.

## WATER

Cypress Vista Ranch is exceptionally well watered, featuring four water wells and two windmill wells (in need of reworking). Several wells are interconnected and supported by ample water storage, ensuring reliable water distribution throughout the property.

## TAXES

Wildlife Exempt - ± $14,000

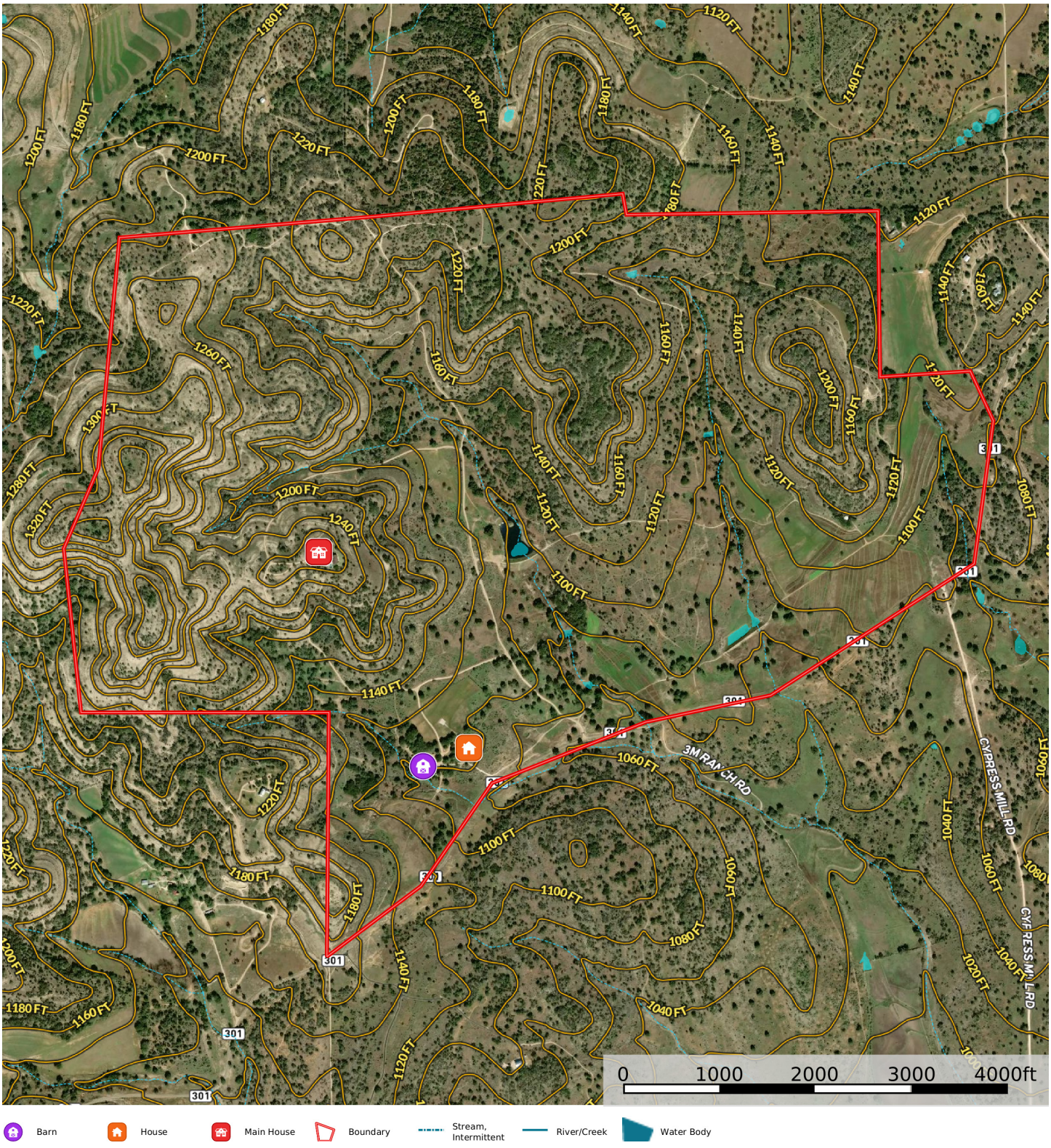


***1,100± Acres***

***Blanco County***

# MAP

[Click here to view map](#)




*1,100± Acres*

*Blanco County*



# 1,100± ACRES
# BLANCO COUNTY
# 6887 CYPRESS MILL RD
# CYPRESS MILL, TX 78636

**** More Acreage Available ****

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf


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DULLNIG
RANCH SALES

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