

# Bruin Creek Road 30.28 Acres



**30.28 ACRES** at the end of **Bruin Creek Rd.** It includes 920' of Bruin Creek. Never developed – it's a blank slate. A nature lovers dream. It's heavily wooded, has little elevation change, and is surrounded by larger tracts. Bruin Creek is a seasonal creek. Due to this summer's drought, it is dry now. There's a good variety of impressive mature trees. It's unrestricted, no utilities are in place. The property is currently under an ag valuation for taxes. Access is down approximately 2.75 miles of deeded easement roads. Come and enjoy the quiet peace of this Hill Country haven. **\$450,000.**



## Gail Stone Realty

334 Main Street | Bandera, TX | 830.796.4640

[www.gailstonerealty.com](http://www.gailstonerealty.com)



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### **30.28 Acres Bruin Creek Rd. – Property Features**

**The Property:** 30.28 acres on Bruin Creek Rd, recently surveyed out of 90 acres. This property includes 920' of Bruin Creek. Never developed – it's a blank slate. It's heavily wooded and has little elevation change. It's surrounded by larger tracts. Bruin Creek is a seasonal creek. Due to this summer's drought, it is currently dry.

**Flora & Fauna:** There's a good variety of impressive mature trees. While hiking the property lines, I pushed through a lot of cedar, brush, and other trees. There's some nice Spanish Oaks and majestic Live Oaks, Blackjack Oaks, and Black Walnut trees sprinkled throughout the property, along with plenty of cedar and other native trees and shrubs. There's Cypress trees along the creek. I came across several game trails bisecting the 30 acres heading towards the creek.

**Access:** From Wharton's Dock Rd. turn onto Walker Ranch Rd, then immediately onto Bruin Creek Rd. to the right. Travel approx. 2.75 miles down these deeded easement roads to get the property. There is an easement going through the property giving access to the folks at the end of the road.

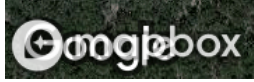
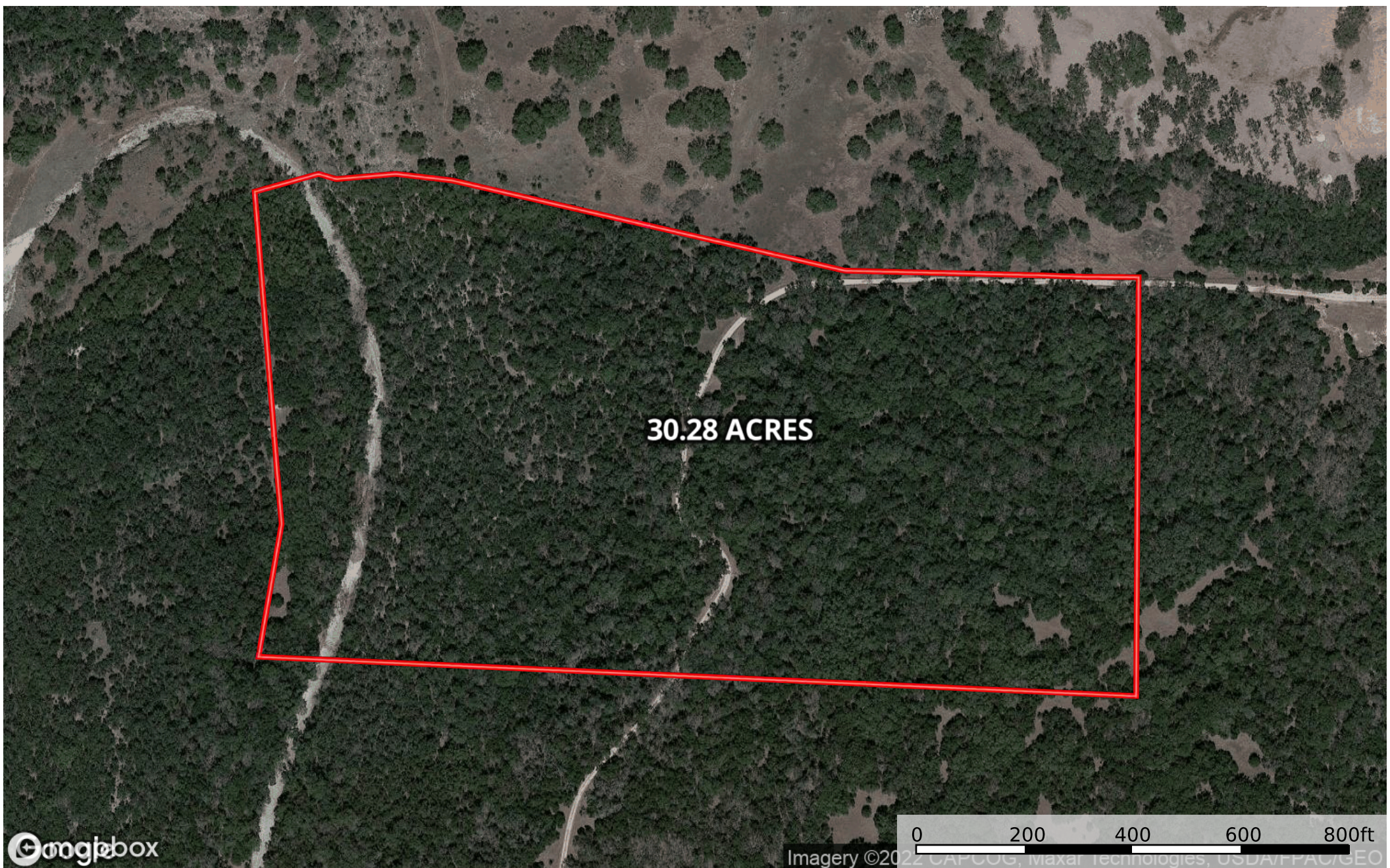
**Utilities:** There are no utilities in place. Contact Bandera Electric Coop regarding bringing electricity into the 30 acres - [banderaelectric.com](http://banderaelectric.com). There are several local reputable well and septic installation companies that can help determine installation costs for a well or septic system.

**Ag valuation:** The property is currently under an ag valuation for taxes. A Buyer can continue the current ag program or convert to a wildlife program. For more information consult the Bandera County Appraisal District website: [bancad.org/agricultural-use](http://bancad.org/agricultural-use). There are several private companies that assist property owners in converting from an ag valuation to wildlife.

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P.O. Box 113 | 334 Main Street | Bandera, TX 78003 | 830.796.4640

**Bruins Creek - OLIVE Partial 30.28**  
Bandera County, Texas, 30.28 AC +/-

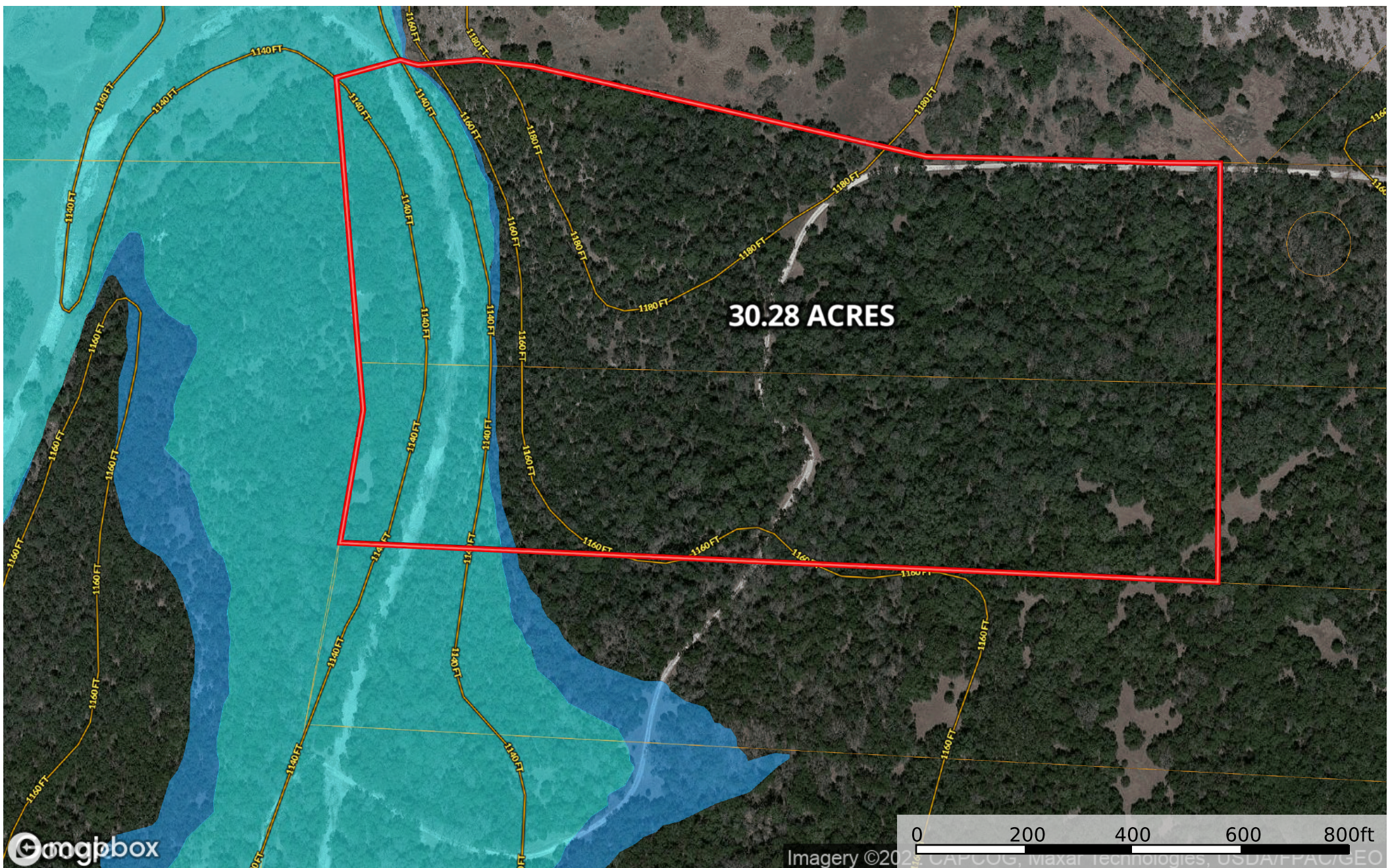


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 Boundary

# Bruins Creek - OLIVE Partial 30.28

Bandera County, Texas, 30.28 AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



NO.	DESCRIPTION	BEARING	DISTANCE
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**LEGEND**

1	SECTION BEARING & DISTANCE
2	1/2" SECTION BEARING & DISTANCE
3	1/4" SECTION BEARING & DISTANCE
4	1/8" SECTION BEARING & DISTANCE
5	1/16" SECTION BEARING & DISTANCE
6	1/32" SECTION BEARING & DISTANCE
7	1/64" SECTION BEARING & DISTANCE
8	1/128" SECTION BEARING & DISTANCE
9	1/256" SECTION BEARING & DISTANCE
10	1/512" SECTION BEARING & DISTANCE
11	1/1024" SECTION BEARING & DISTANCE
12	1/2048" SECTION BEARING & DISTANCE
13	1/4096" SECTION BEARING & DISTANCE
14	1/8192" SECTION BEARING & DISTANCE
15	1/16384" SECTION BEARING & DISTANCE
16	1/32768" SECTION BEARING & DISTANCE
17	1/65536" SECTION BEARING & DISTANCE
18	1/131072" SECTION BEARING & DISTANCE
19	1/262144" SECTION BEARING & DISTANCE
20	1/524288" SECTION BEARING & DISTANCE
21	1/1048576" SECTION BEARING & DISTANCE
22	1/2097152" SECTION BEARING & DISTANCE
23	1/4194304" SECTION BEARING & DISTANCE
24	1/8388608" SECTION BEARING & DISTANCE
25	1/16777216" SECTION BEARING & DISTANCE
26	1/33554432" SECTION BEARING & DISTANCE
27	1/67108864" SECTION BEARING & DISTANCE
28	1/134217728" SECTION BEARING & DISTANCE
29	1/268435456" SECTION BEARING & DISTANCE
30	1/536870912" SECTION BEARING & DISTANCE
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