
Cypress Creek Ranch

2,120 +/- Acres | Real County, TX
Listed at \$18,020,000



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Description:

Owned and operated by the same family since 1945, Cypress Creek Ranch is being offered for the first time in more than eight decades. The family was among the pioneers of Texas exotic game breeding in the 1960s, building a program alongside iconic operations such as the Y.O. Ranch. That history has shaped one of the most established and respected wildlife legacies in Real County, a rare opportunity for a new owner to inherit decades of dedicated stewardship and genetics.

Set in the heart of the Frio River Valley, often called the "Swiss Alps of Texas," the ranch commands some of the most dramatic topography in the Hill Country, with rolling ridgelines dropping nearly 300 feet into hidden valleys below. Nine natural springs and four named waterways thread through the landscape, supporting a collection of 15 exotic species with genetics that rank among the finest in the state. Few properties combine this level of terrain, water, and wildlife quality within a single contiguous tract.



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Location:

Cypress Creek Ranch sits in the heart of the Frio River Valley, often called the "Swiss Alps of Texas," approximately 10 miles north of downtown Leakey off Highway 83. Access is via a picturesque three-mile drive along Cypress Creek Road. Once the blacktop ends, the route winds through towering cypress trees and crosses several live-water, low-water crossings over the crystal-clear waters of Cypress Creek, delivering a true sense of arrival as the highway gives way to canyons, creek bottoms, and ridgelines. Real County remains one of the least populated counties in Texas, prized for its rugged limestone canyons and clear-running rivers, qualities that define the approach to the ranch long before the gate comes into view.



What's nearby:

The ranch's location places owners within easy reach of some of the Hill Country's most sought-after destinations. Downtown Leakey, just 10 miles south, offers local dining, fuel, and day-to-day supplies. Kerrville is about an hour away, San Antonio roughly one hour and 45 minutes to the southeast, and downtown Austin is reachable in under three hours. The Frio River, less than a mile from the front gate, is known among Hill Country rivers for its clear water and limestone bluffs, drawing visitors from across the state for floating and fishing through the warmer months. Garner State Park and the river town of Concan, both well known Frio River destinations, sit a short drive south, reinforcing the area's reputation as one of the state's premier outdoor recreation corridors.



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Hunting & Wildlife:

Cypress Creek Ranch is a turnkey hunting operation carrying some of the highest-quality exotic genetics Texas has to offer, with 15 exotic species roaming the property. Sable, bongo, wildebeest, eland, zebra, gemsbok, axis deer, fallow deer, waterbuck, blesbok, red deer, addax, blackbuck, impala, and scimitar-horned oryx represent a collection that few ranches in the state can match. The diversity and quality of genetics provide exceptional year-round hunting and recreational opportunities, built on decades of management dating to the ranch's pioneering role in Texas exotic game in the 1960s. The ranch's varied terrain, from open ridgelines to sheltered canyon bottoms, gives this collection of species room to range across distinct habitat types.

Native wildlife is equally well represented, with healthy populations of whitetail deer, Rio Grande turkey, feral hogs, dove, and bobcats throughout. Eleven strategically positioned hunting blinds and 14 established feeding stations are distributed across the ranch, each equipped with protein, corn, and alfalfa feeders. The rocky creek beds and canyon corridors winding through the property serve as natural travel routes for native game. All blinds and feeders convey to the next owner, making this a true turnkey setup ready to hunt from day one.



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Improvements:

The ranch features two residential structures supporting day-to-day operations and guest accommodations. The main house offers two bedrooms, two bathrooms, an open kitchen, a living room, and an attached garage, while a separate one-bedroom, one-bathroom apartment sits nearby, ideal for a ranch hand or additional guests. A large barn provides covered storage for hay, equipment, and vehicles.

Fourteen miles of perimeter and interior high fence were replaced and upgraded between 2022 and 2025. Ten breeding and working pens designed for whitetail or exotics are each outfitted with shade structures and water troughs, and a steel pen trap on site makes moving animals across the property efficient and low stress, an uncommon feature that adds significant operational value. The sale includes a full equipment package: a Backhoe, skid steer with a bucket and hay forks, two gooseneck trailers, a small tilt trailer, a half-ton pickup, a blue buggy, a silver Dodge, a 963 track loader, and a game trailer. Everything needed to work the land is already in place.



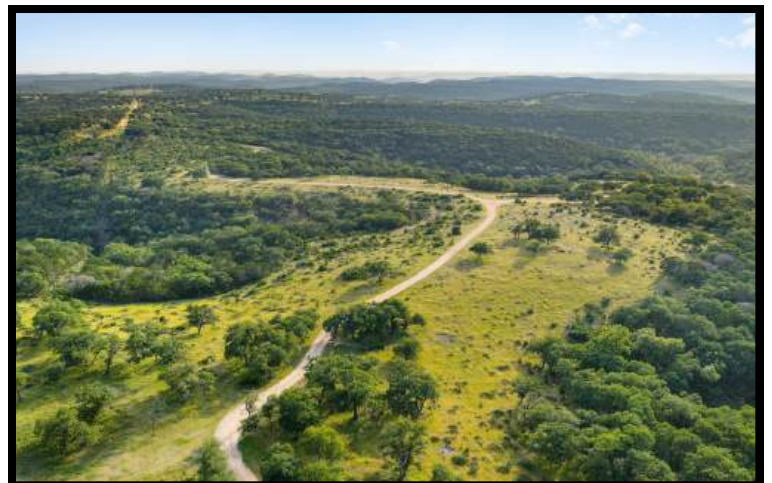
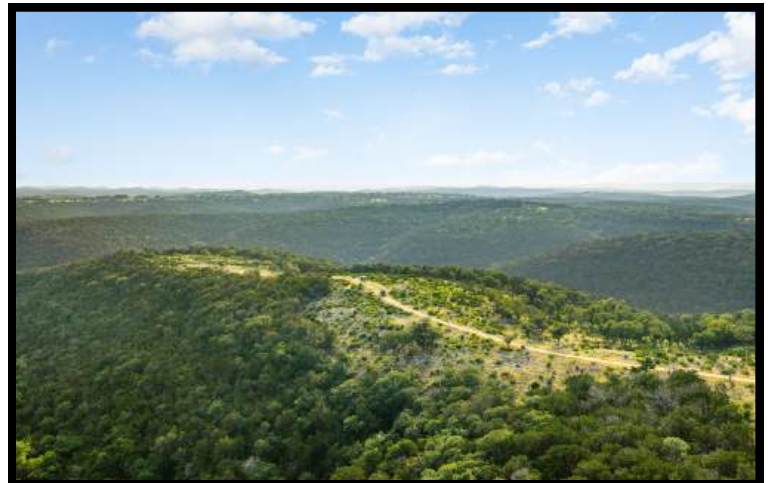
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Land & topography:

The property unfolds across some of the most striking landscape in the Texas Hill Country, where wide views stretch over rolling ridgelines and drop nearly 300 feet into quiet, hidden valleys below. From the highest points, the view extends for miles across neighboring ridgelines, a vantage point uncommon even by Hill Country standards. Sixteen miles of interior caliche roads have been carved into the land, opening access to every ridge and canyon by pickup. An on-site caliche pit keeps road maintenance straightforward and cost effective without outside contractors. Thoughtful cedar clearing along the roads and ridgelines has opened the landscape, letting light and long views return to the hills, each cleared line reflecting years of patient work.

Cypress Creek, Walnut Creek, Marler Creek, and the West Sabinal River gather life as they move through stone and valley. In the creek bottoms, pecan and oak trees thrive in rich soil, while higher elevations transition into oak-covered hills with scattered cedar. The rocky creek beds create a natural refuge where wildlife moves freely and flourishes, bringing together open ridgelines, hidden bottoms, rugged canyon walls, and quiet creek corridors in a landscape that feels both timeless and thoughtfully revealed.



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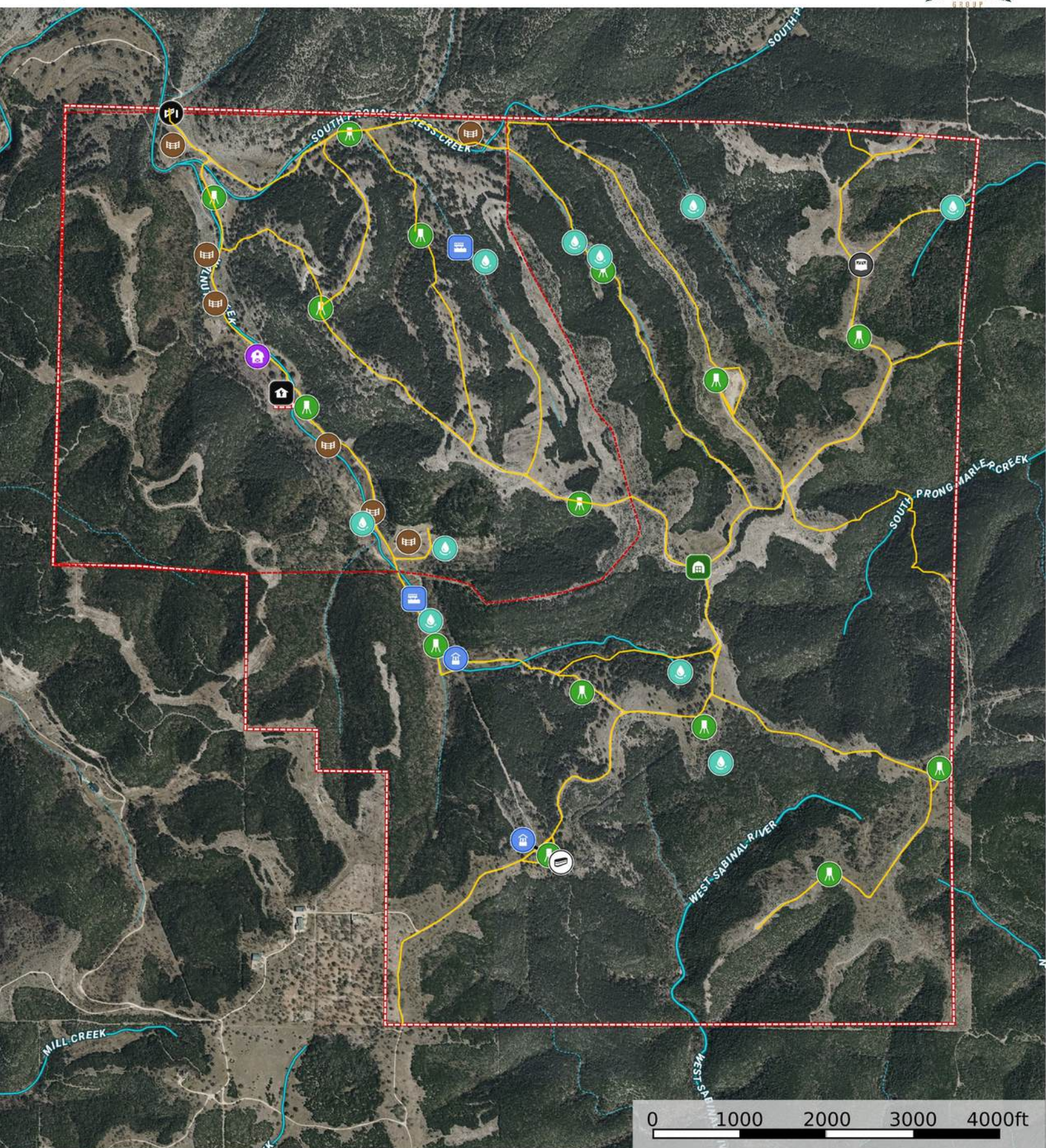
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Water:

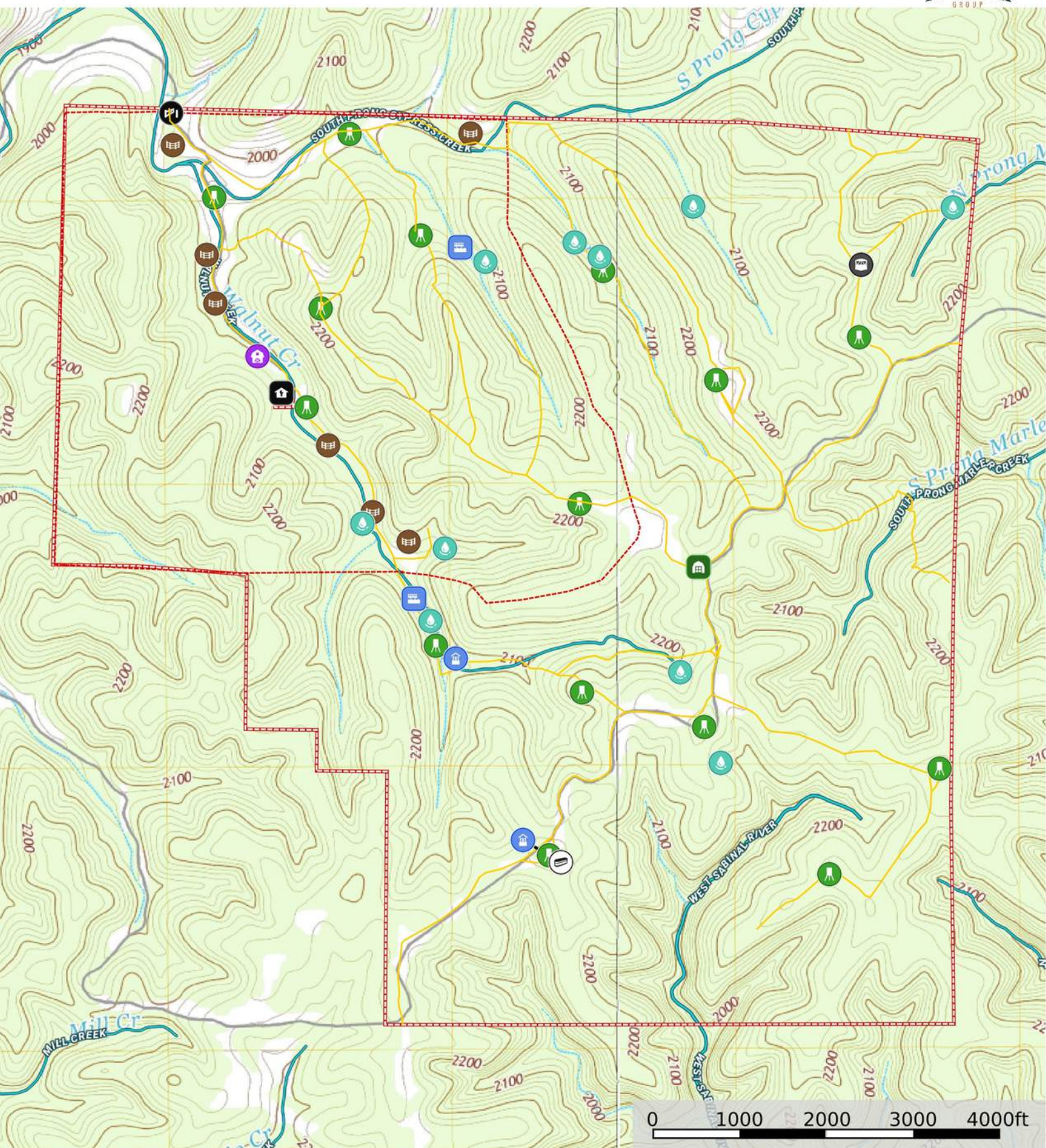
Nine natural springs and four spring-fed ponds hold water year-round across the ranch, with the main one-acre pond stocked with bass and catfish. This level of water security is rare in the Hill Country, where many neighboring properties rely solely on wells and seasonal rainfall. Cypress Creek, Walnut Creek, Marler Creek, and the West Sabinal River wind through the property, carving the canyon walls and fertile creek bottoms that define its character. Two water wells supply the homesite and pasture troughs, providing a reliable water source at all times.

Public access to both Cypress Creek and the Frio River sits less than a mile from the front gate, putting one of the Hill Country's most celebrated rivers within minutes of the ranch entrance. A spring-fed jewel of the region, the Frio is known for its crystal-clear water and dramatic limestone bluffs, drawing floaters, tubers, and anglers throughout the warmer months. Nearby Leakey offers its own public access points and outfitters along the same river, giving owners additional options for a day on the water beyond the ranch gate. For owners, that proximity turns river access into a standing recreational amenity rather than a planned outing, available on a whim for an afternoon float or evening fish.





- Shooting Rang
- Trough
- Well
- Spring
- Blind
- Feeder
- Pier
- Gate
- Foreman's House
- Barn
- Pens
- Road
- Fence 1
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



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