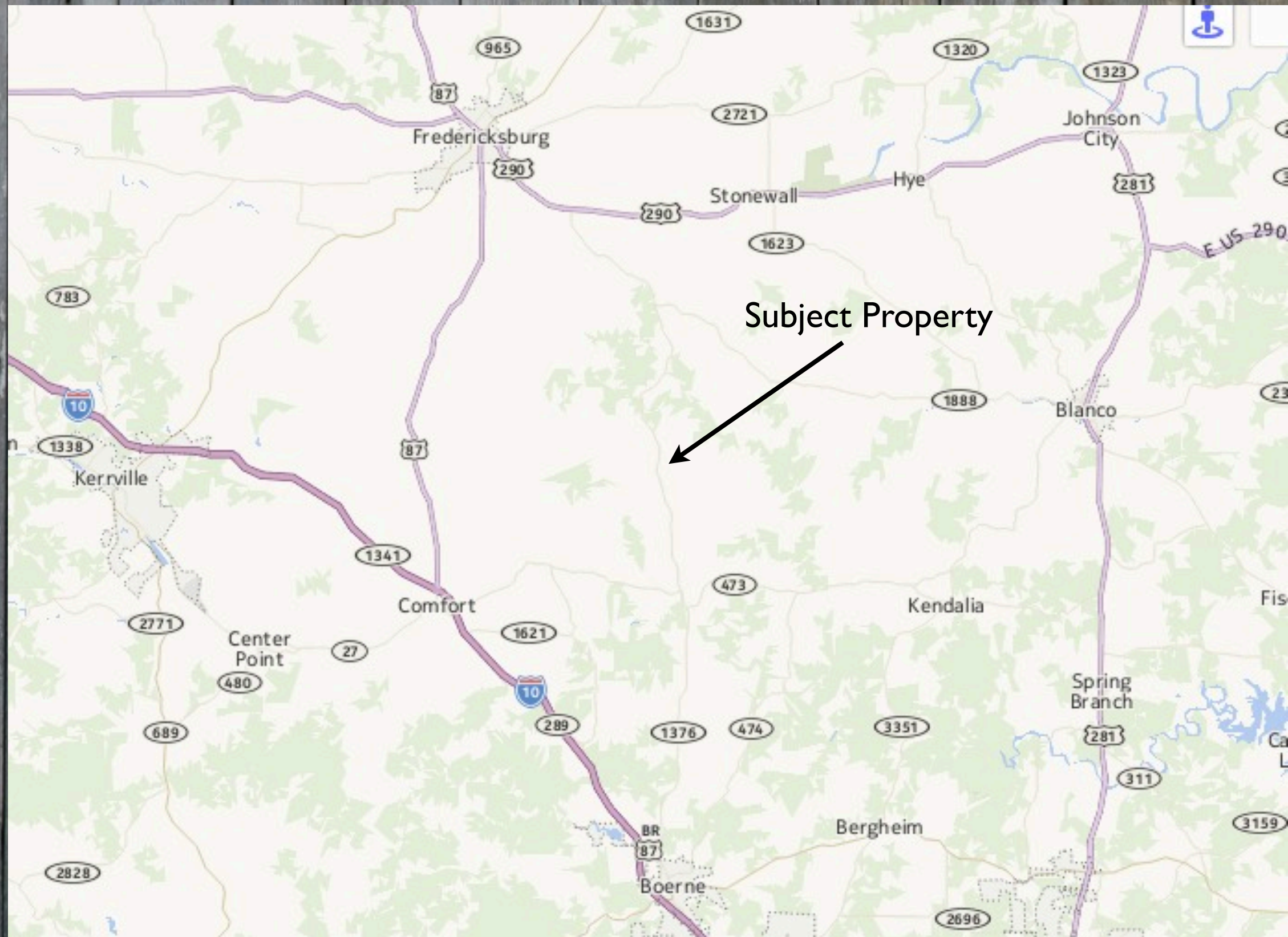


RAY LAND CO.
OF TEXAS

LOCATION MAP



F.M. 1376 SISTERDALE TX

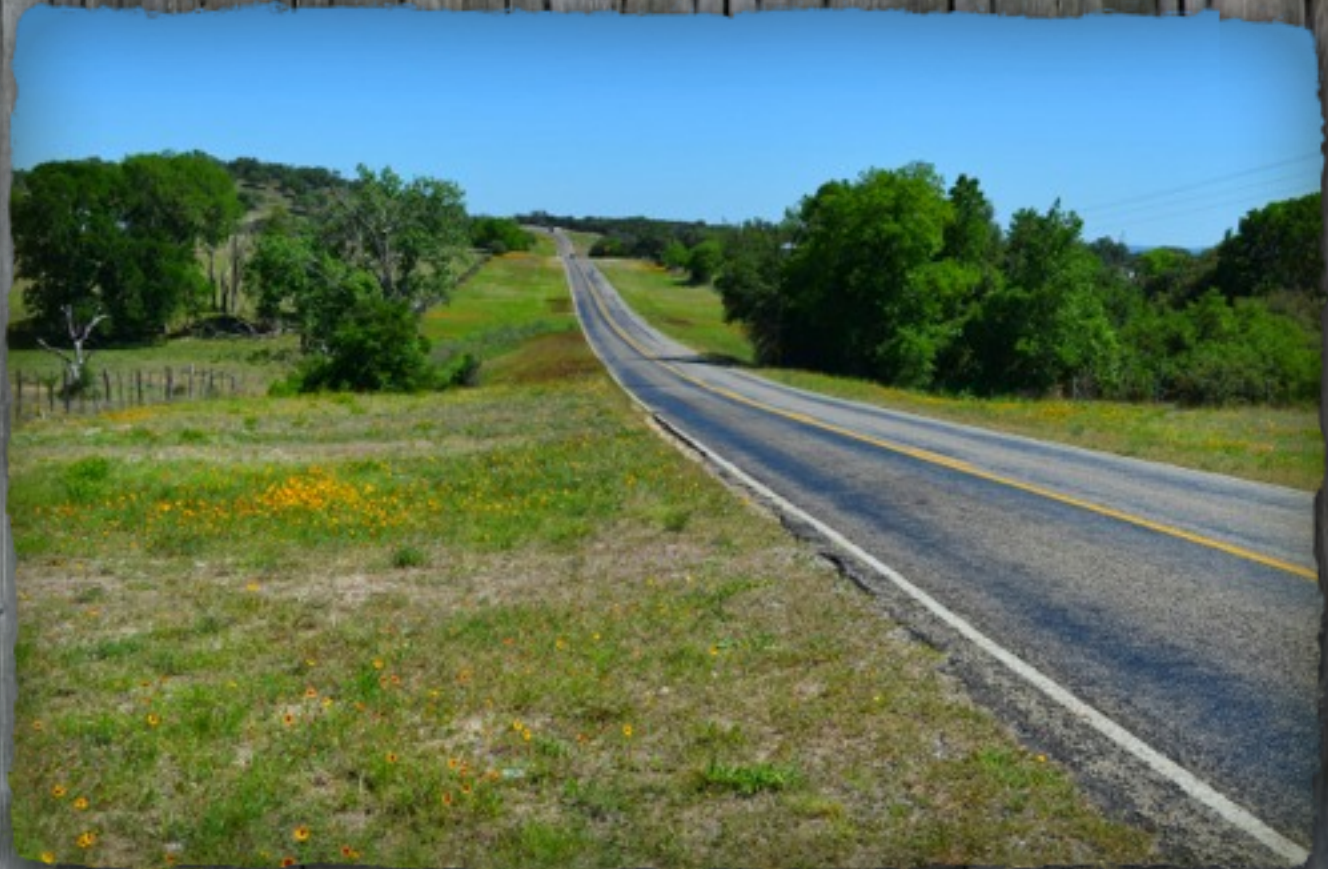








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84 ACRES SISTERDALE TX KENDALL COUNTY

SUMMARY:

THIS 84 +/- ACRE RANCH OFFERING IS ONE OF CHARACTER & CONVENIENCE, BUT OFFERS A REMOTE FEEL THAT SO FEW PLACES WITH COUNTY ROAD ACCESS OFFER. ONCE ON THE RANCH YOU WILL NOTICE THE RUGGED AND UNTOUCHED BEAUTY THAT ONLY THE TEXAS HILL COUNTRY CAN OFFER. THE HIGHER ELEVATIONS ON THE RANCH HAVE BEAUTIFUL OAKS AND GRASS COVERED PLATEAUS WITH GOOD SOIL AND SPECTACULAR VIEWS OF DUNNERS MOUNTAIN AND THE VALLEYS BELOW. THE LOWER ELEVATIONS OFFER TOWERING OAK TREES WITH BEAUTIFUL SHADED AREAS, OPEN PASTURES AND RUGGED CANYONS AND DRAWS. THIS PROPERTY WILL APPEAL TO THE AVID HUNTER WITH A VARIETY OF NATIVE AND EXOTIC WILDLIFE INCLUDING WHITETAIL, AXIS, TURKEY, AND DOVE. WEATHER YOU ARE LOOKING FOR THAT PERFECT RECREATIONAL PLACE IN THE HILL COUNTRY OR A WONDERFUL PLACE TO RETIRE, THIS PLACE HAS WHAT YOU HAVE BEEN LOOKING FOR. THERE ARE VERY FEW RANCHES OF THIS SIZE THAT OFFER SO MUCH DIVERSITY IN A VERY DESIRABLE LOCATION JUST 20 MINUTES FROM FREDERICKSBURG, BOERNE, BLANCO AND COMFORT.

LAND:

OPEN PASTURES, LARGE OAKS, CANYONS AND DRAWS WITH ELEVATION CHANGES FROM 1600FT TO 1440FT.

ACCESS:

APPROXIMATELY 5 MILES NORTH OF SISTERDALE, TX WITH 890FT OF FRONTAGE ON FM.1376.

IMPROVEMENTS:

THIS IS A RAW LAND OFFERING WITH A MAJORITY OF PERIMETER FENCING IN PLACE.

PRICE:

\$885,150 OR \$10,500 / ACRE

SCHOOL DISTRICT:

COMFORT ISD

TAX INFO:

2013 TAXES WERE \$83.84

CONTACT:

DERECK SYFERT AT 830-377-5023 FOR A PRIVATE SHOWING.
AGENT MUST ACCOMPANY ALL SHOWINGS.





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ACCURACY OF MAPS NOT GUARANTEED

