



Coldwell Banker United

843 FM 474  
Boerne, Texas 78006  
**\$7,995,000**

**475 +/- Acres**  
Kendall County



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## Guadalupe River Ranch

This property offers everything one could wish for in a ranch. First and foremost, it is approx. 3,760 ft of excellent, drivable deep crystal clear riverfront on the Guadalupe River, lined with huge cypress trees. This is ideal for fishing, tubing, swimming, and kayaking. The water is easily accessible. There's a beautiful parklike coastal field with large oak trees along the riverfront, which offers excellent areas for parties and entertainment. It also fronts two county roads. In total, it has 1.6 miles of road frontage

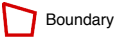
There is very little flood plain on this ranch. It features rolling hills with spectacular panoramic views, but the land is very usable. The property has been cleared of cedar and has many mature oak trees throughout the property. Approximately 20% of the 475 acre ranch is in two deep ravine's that are heavily wooded with springs and provide excellent habitat for wildlife. There is abundant deer, axis, and turkey on the ranch. There is road frontage on two county maintained roads. The ranch has very good access from Austin, approx. 1 hr 20 minutes. Northwest San Antonio is only 45 minutes away.

The hill country resort town of Boerne (Home to excellent shopping, restaurants, movie theaters and festivals) is only 10 minutes away. The ranch is also in the highly acclaimed Boerne school district. The improvements are just right. It has 2 small ranch homes that are in very good condition, with one being a 2/1 of approximately 900 sq ft. The other is a 3/2, and is approx. 1200 sq ft.

There are also old historical barns on the property that add a very colorful vibe, but also functional. The ranch maintains an agricultural exemption so taxes are very low. There is strong development potential now or in the future which makes it an excellent investment/land hold with minimal carrying cost.



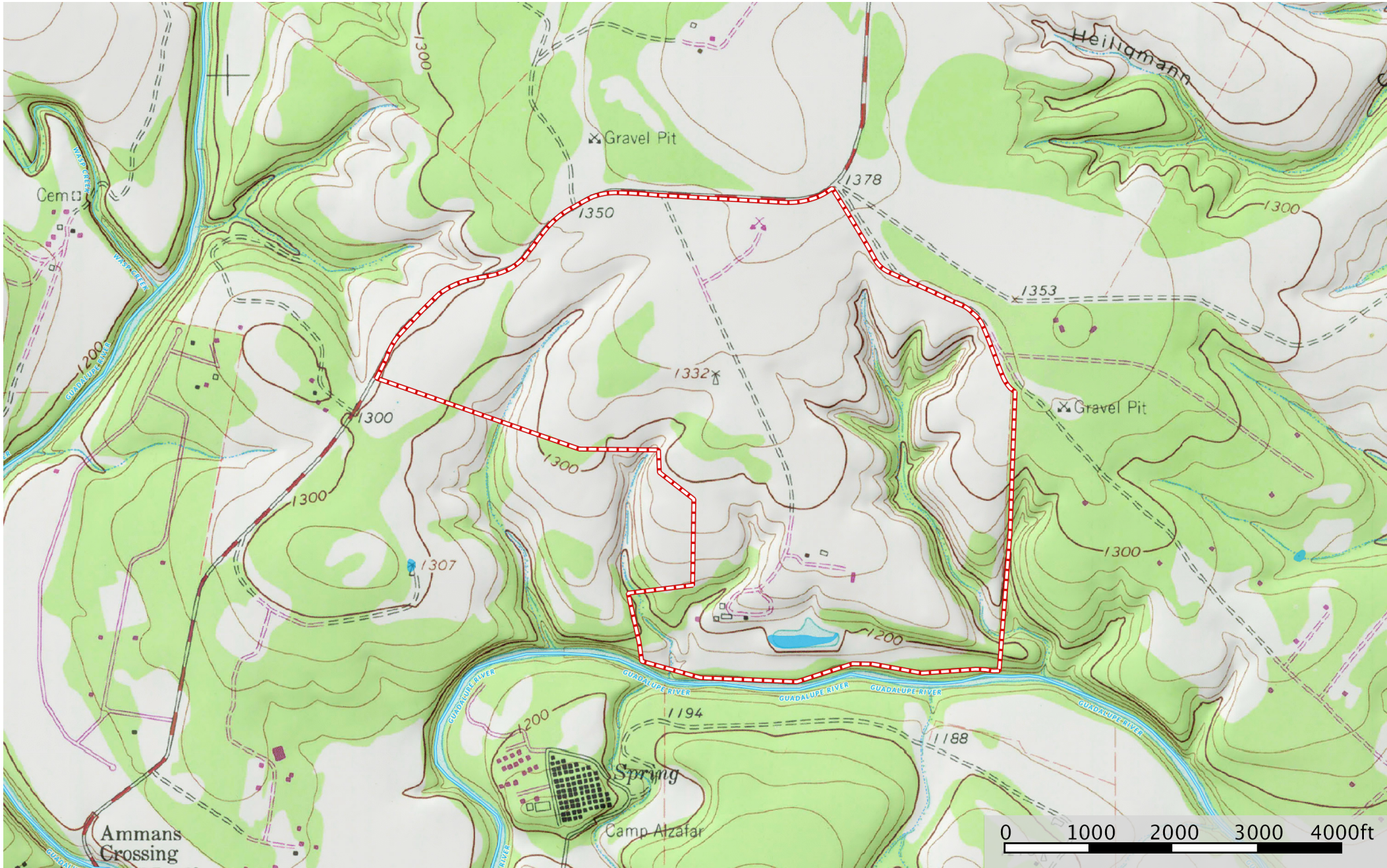




Boundary







 Boundary





 Boundary



475.6 ACRES - KENDALL COUNTY, TX

Coldwell Banker United, Realtors  
Dave Murray, Broker

