

Cielo Ranch

15.65 ACRES FOR SALE IN HAYS COUNTY

\$1,499,999

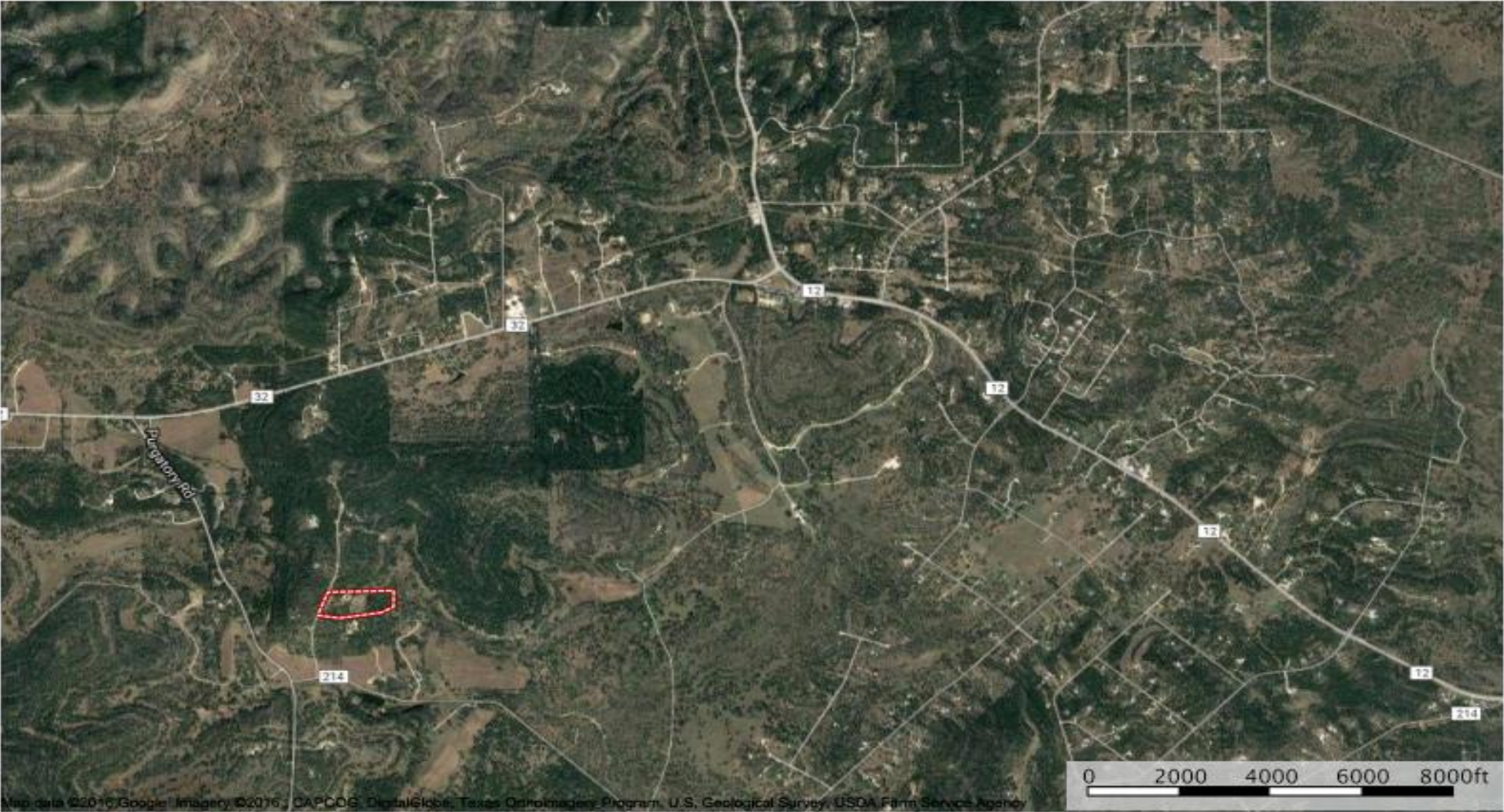


MOCK RANCHES
GLOBAL LAND MARKETING

KW
KELLER WILLIAMS
REALTY

Location Map

Mittman, Jason
Hays, Texas, 15.0 AC +/-



Boundary

Cielo Ranch

DESCRIPTION:

Cielo Ranch is an exclusive luxury ranch subdivision where longhorns roam freely amongst the open range, horses graze and wildlife is abundant. Lot 14 is a gorgeous ag-exempt estate offering first class amenities and features that the discerning hill country buyer is searching for. Highlights include an incredible 4,707 sqft custom home, large outdoor spaces with in-ground pool, full equestrian facilities, hiking and riding trails. Conveniently located just 9 miles south of Wimberley, 12 miles west of San Marcos, and 15 miles north of New Braunfels, TX, Cielo Ranch is well positioned for the commuting professional or retired family. Bring your horses and discover a fulfilling lifestyle in the Texas hill country. Priced at \$1,499,999 which is below market based on a November 2017 appraisal.

LAND OVERVIEW:

The land consists of 15.65 acres of mixed wooded and native pasture, trails and paddocks. 13.65 acres is currently appraised as Ag use and received a favorable 1d1 Ag Valuation (Ag exemption) for property taxes. The land slopes slightly from the road on the west side, toward the back of the property on the east. Large mature Live oaks are the primary tree species with mesquite, huisache and cedar mixed in. A wet weather drainage running along the back property line creates a great to explore and observe wildlife along the trail system.

Kasey Mock

www.mockranches.com | (512) 787-1849

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal



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CUSTOM HOME:

The stunning 4,707 sqft 5 bed /4.5 bath custom home was built in 2013 with cooperation from the owner, architect and builder to ensure maximum attention to detail and energy efficiency. Additionally, the home was strategically positioned to minimize heating from the afternoon sun, while maximizing afternoon thermal breezes. The main level features a grand living, dining and kitchen area with towering cathedral ceilings and tall windows for abundant natural lighting. The kitchen is well equipped with a large island, granite counters and tile splash, stainless steel appliances and a breakfast bar. The master suite is located on the south end of the main level with access to a private porch with large fireplace and an intimate setting. The master bathroom features a gas fireplace, large walk-in shower, spacious his and hers closets, split vanity and water closet. Located on the North end is the large media room, walk-through pantry, separate half bath for pool guests, mud room equipped with built-in cabinets and a dog washing area and a 958 sqft garage with room for three cars.

The second floor is split with two staircases. Three guest bedrooms, two full baths (one Jack and Jill) and a loft are located on the north end. Across the great room on the south end is a private office space which could also serve as an executive guest suite. This space features a private balcony, kitchenette, full bath and safe room.

There is a total of 2,404 sqft of covered porches wrapping around three sides of the home. Exterior elevations are a combination of stone and stucco, with large exposed beams and tongue and groove ceilings. The roof is an energy efficient, standing seam metal.

A large stone patio and fire pit extends from back porch and surrounds an in-ground swimming pool with waterfall.

Appliances and mechanical features:

Energy efficient air conditioners, solar tank less hot water, low-E windows, digital programmable thermostats, commercial grade softeners, gas range and convection oven, stainless steel appliances, low flow toilets

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WATER:

A private water well serves the home and barns.

LIVESTOCK:

A herd of longhorn cattle graze feely through this open range community, allowing each property owner to maintain an ag valuation (ag exemption) on their property taxes. Owners are allowed to fence out their own property entirely and remove from the community grazing program, but they will be subject to county rules for maintaining their open space tax status.

HUNTING & WILDLIFE:

Whitetail deer, Rio Grande turkey, abundant songbirds and other non-game species are regularly observed on the property.

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HORSE BARN & RANCH IMPROVMENTS:

Cielo Ranch is setup and nicely equipped to accommodate recreational or show horses. The Barnmaster Ranch Series horse barn features six stalls, a tack room, feed room and hay room. Each features front sliding doors, feed door, plumbed water, built-in feed and hay trough, feed door, and rear sliding turnout door. The barn is constructed from a 14 gauge galvanized steel frame, Barnmaster's SuperRib™ 26 gauge roof panels that are leak-free, interior wall system that is Kick-Proof, Chew-Proof and has a 0% Fire Spread rating. Walls are easy to sanitize, keeping your horse safe from disease.

Riders can utilize the 100' X 50' riding arena, and 50' round pen for exercising and working horses. There are additional materials and panels for a second arena and 30' light poles on site to be erected by the buyer. Horses and livestock can be turned into two paddocks with electric fencing which are located behind the barn. Trailer parking complete with RV hookups for living quarter trailers is located just north of the barn.

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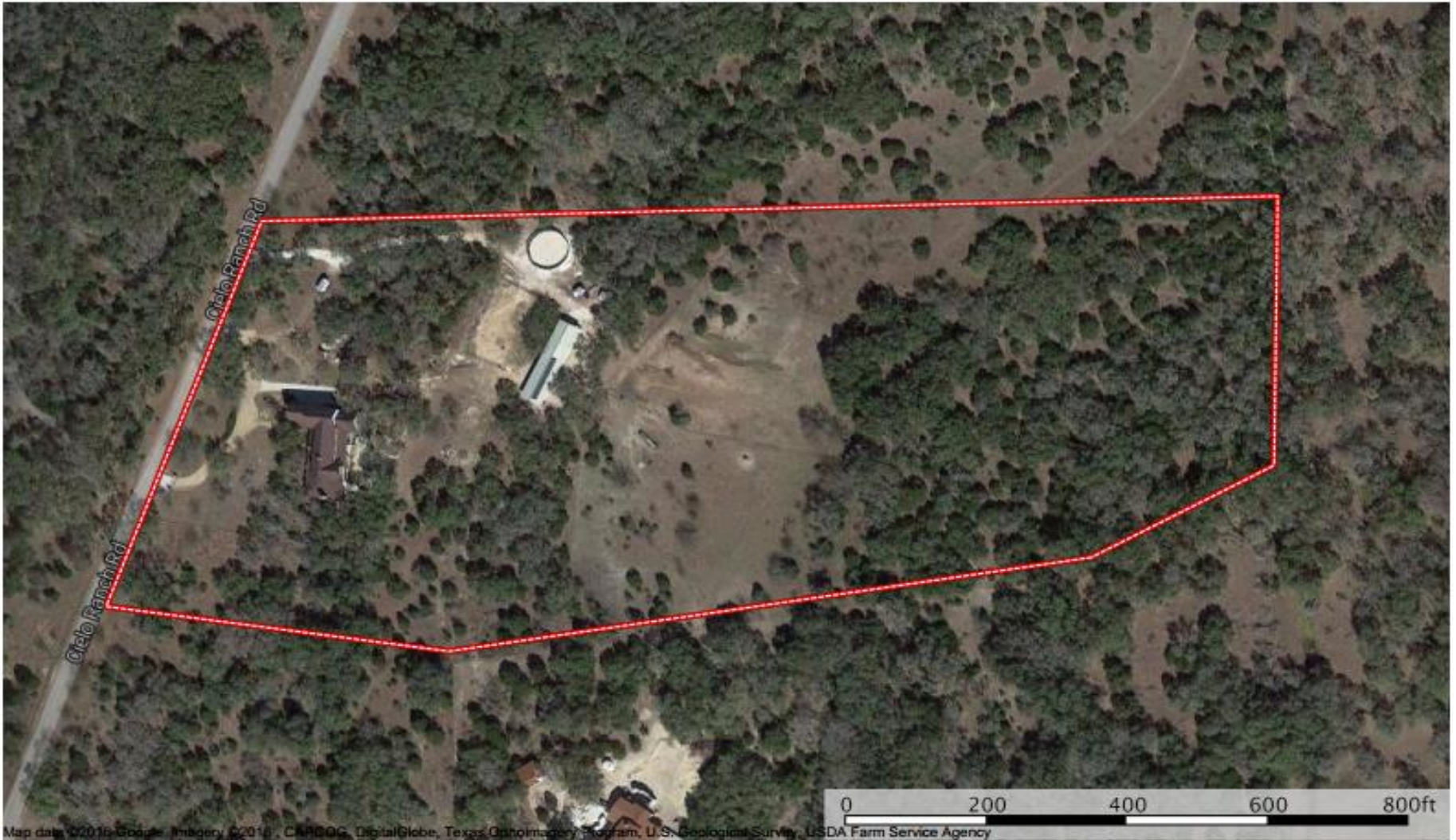
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Aerial Map

Mittman, Jason
Hays, Texas, 15.0 AC +/-



Boundary

KASEY MOCK
P: 512-787-1849

www.mockranches.com

1221 S. Mopac Expwy, Austin, TX 78746

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GLOBAL MARKETING LEADERS

Kasey Mock, REALTOR

kaseymock@kw.com

www.mockranches.com

(512) 787-1849



A red wavy banner with a thin green border, containing the word "NOTES" in white capital letters.

NOTES