

Stahl River Ranch Comfort, TX

AT A GLANCE...

- 96+/- Acres located in Kendall County along the Guadalupe River.
- Over 3,800± feet of scenic Cypress lined Guadalupe River Frontage.
- Unique property that is available for the first time in generations.
- Great Recreational property with accessible river frontage.
- Original homestead offering modest accommodations for a weekend getaway.
- The river offers deep slow moving swimming and fishing holes along with swift moving rapids and a tall rock bluff backdrop.
- Fertile fields along the river are excellent for horses, cattle and hay production.
- Hunting is excellent with an abundance of axis, whitetail and turkey.
- Outstanding location being only 15 min or less from fine dining, shopping and groceries in up and coming Comfort TX.

Description: First time on the market, 96+/- Acre Guadalupe River Ranch in Kendall County. The Stahl River Ranch over 3,800 feet of pristine cypress lined Guadalupe River with great recreational appeal. This river frontage offers easy access to the water with a great picnic area perfect for family outings. With towering Cypress trees lining the banks you will experience the breathtaking beauty that only a Guadalupe River property can offer. The Stahl River Ranch is a unique opportunity to acquire a River ranch that has been in family for multiple generations and offers some of the best river frontage in the area.

Land: 95.94+/- Acres covered in a variety of Live oaks, Spanish oaks, Post oaks, Cedar Elms, Pecan and Misquote trees. The terrain is gently sloping down to the river banks with elevation changes of 1350ft to 1330ft. There is perimeter fenced and cross fenced with a 22+/-AC enclosed field perfect for separating livestock or planting improved grasses.

River: Over 3,800+/- feet of Guadalupe River frontage offering large Cypress lined banks with areas of shallow rapids and deep swimming holes. The has great recreational appeal with easily accessible banks and is great for fishing, swimming, tubing or just relaxing in the water.

Wildlife: There is plenty of native and exotic game on the property including Whitetail, Axis, turkey, dove and the occasional pig. There is plenty of cover for the wildlife and the property has great hunting appeal for all seasons.

Improvements: The original homestead is on the property offering modest accommodations for a summer weekend getaway or hunting quarters during season. One water well services the homestead and there are several out buildings and barns which offer plenty of storage for your recreational vehicles.

Location: Address is 132 River Bend Rd which is 10 minutes to Comfort, 20 Minutes to Boerne, 30 Minutes to Fredericksbug and 40 Minutes to the RIM & La Cantera in San Antonio.

Taxes: The property is currently ag exempt and the 2018 Taxes were \$881.97

Access: Deeded Easement Access from River Bend Road via a 16ft wide gravel road approximately 1,500ft long to enter the subject property.

Call Dereck Syfert 830-377-5023 to schedule an appointment today.





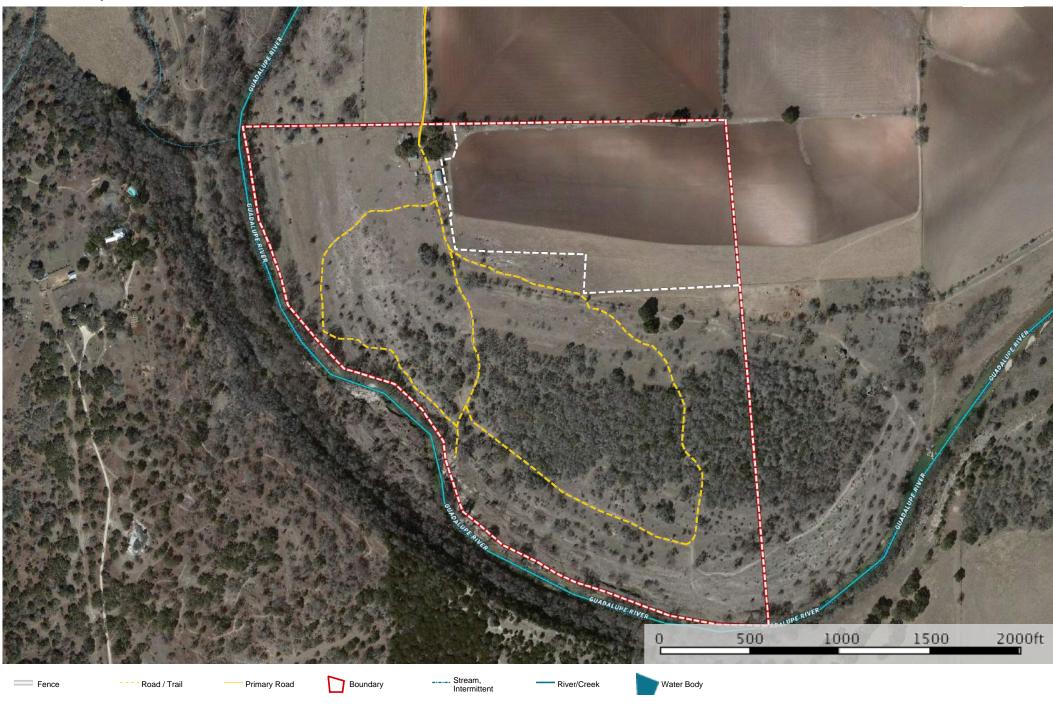
DEDICATED. PASSIONATE. DRIVEN.

Dereck Syfert, Broker/Associate www.RayLandCo.com Dereck@RayLandCo.com 830-377-5023

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Stahl River Property

Kendall County, Texas, 96 AC +/-







| Boundary 91.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3	Boerne fine sandy loam, flooded	26.3	28.69	2e
17	Orif-Boerne association, frequently flooded, gently undulating	35.6	38.82	6s
2	Barbarosa silty clay loam, 0 to 1 percent slopes	29.8	32.48	2s
TOTALS		91.8	100%	3.55

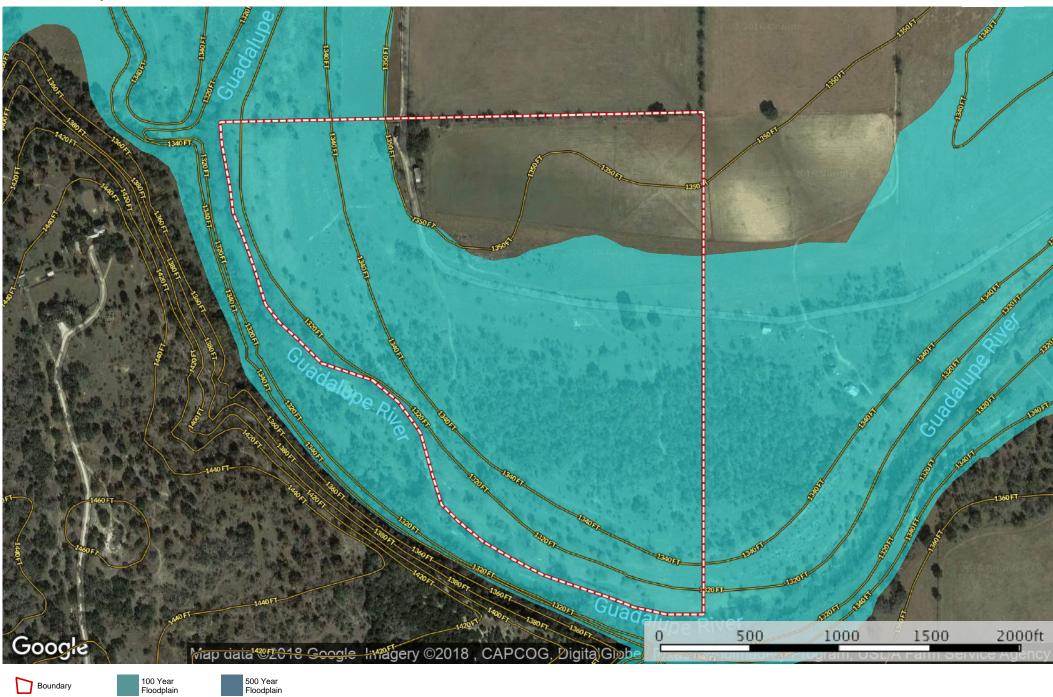
Capability Legend Increased Limitations and Hazards Decreased Adaptability and Freedom of Choice Users Land, Capability Class(non-irrigated) 5 6 'Wild Life' Forestry Limited Moderate Intense Limited Moderate Intense Very Intense

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

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