



258 Ac. Refugio de Santa Maria

Ranch

Kerr County

A beautiful Hill Country ranch close to Kerrville, Ingram and an hour from NW San Antonio.

This ranch boast of a 1,680 square foot, 3 bedroom, 2 bathroom main home with high ceilings, Tile floors, granite countertops, large master suite and rock fireplace. Next to the house is a nice 3 bedroom 2 bathroom guest house with kitchen and two living areas. Just off the back door there is building with a half bath that would be a great formal office, artist's studio, man cave, etc. There is a 1200 square foot metal building with concrete floors that has its own half bath and office. It is the perfect place to park your toys.

The land has been partially cleared of cedar, leaving the ideal habitat for wildlife of open areas and cover. There are large hardwood, native grass and a rolling terrain with tremendous views.

The ranch is high fenced around the perimeter, as well as being high fenced around the house. There is a good water well that supplies water to the improvements as well to multiple water troughs throughout the property.

With Hwy 41 frontage and being located just south of I-10, this ranch has great access.

This ranch would make a great permanent residence, or a hunting ranch getaway.

Main House

- 1,608 sq ft 3 bedrooms 2 bathrooms
- Open living area with rock fireplace
- Large master suite
- Tile floors
- Tall ceilings
- Granite countertops
- Metal roof
- Hi-speed fiber optic internet

Guest House

- 2 bedrooms and 1 bathroom downstairs
- 1 bedroom and 1 bathroom upstairs
- Open living area

Other Improvements

- 1,200 Sq Ft metal building with half bath and office
- Studio/office with half bath off the main house. Could be turned into an outdoor kitchen
- High fence with large rock gate surrounding the improvements
- Perimeter High fence around the property
- Trinity water well