





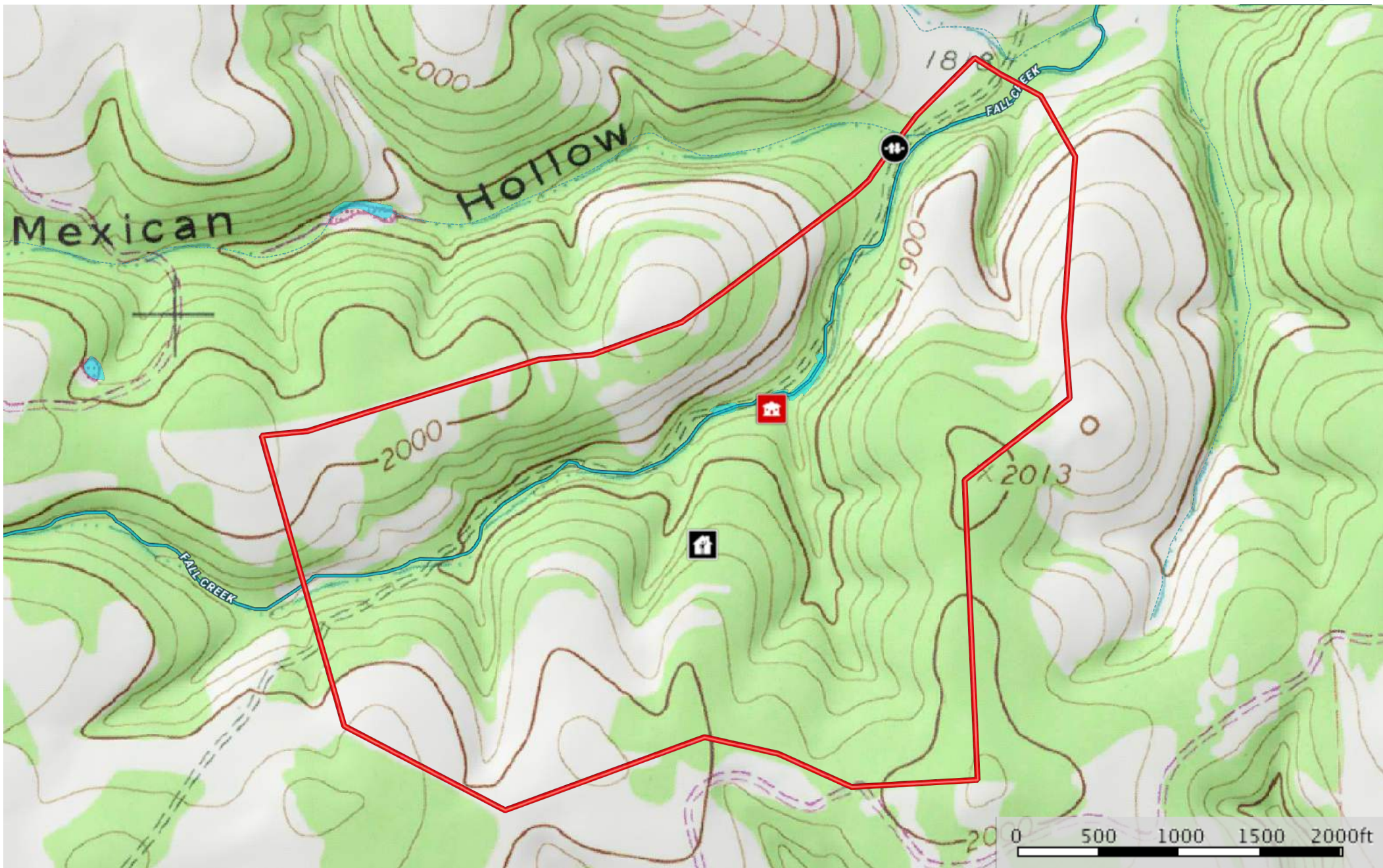








-  Foreman's House
-  Main House
-  Gate
-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body





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## **229 Ac. Circle N Ranch**

### **Kerr County**

This is an absolutely stunning water property a short drive south of Kerrville. This gorgeous ranch located on the highly sought after Fall Creek road, offers everything people ask for when they come to the Hill Country. The 4,951 Sq Ft, 3 bedroom, 3.5 bathroom, main house sits on a rise overlooking Fall Creek, which has been dammed up just below the house. As the creek flows by the house it follows a highly improved water way with boulders, concrete banks and multiple water falls. The main body of the lake is a great place to swim, fish and watch the ducks.

The house itself offers a gourmet kitchen, a large great room with 20 foot ceilings, large wrap around porches, and large master suite. There are wood burning fireplaces in the great room, master suite, kitchen, and on the porch. Architectural touches include a bricked ceiling in the kitchen, exposed beams in the great room, and hand carved exterior doors. Sitting on the porch you are able to look over the creek and watch the wildlife while listening to the sound of the creek flow by. It's hard to find a more serene place to enjoy nature in all of Texas.

The ranch also offers a nice guest house next to the main house for additional family and friends. There is a nice road system throughout the property makes it easy to get around on and enjoy the multiple hilltop vistas. The land is a perfect combination of large hardwood, native grass and cover for the wildlife. Once you're on the ranch it is easy to see that it has been meticulously well taken care of.

If you are looking for a Hill Country show place with tremendous water, THIS IS IT!!