

# 558 acres in Kendall County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | [DullnigRanches@gmail.com](mailto:DullnigRanches@gmail.com)



## Property Address

Flat Rock Creek Road  
Comfort, Texas 78013

## Property Highlights

- Price: \$2,371,500.00
- Acres: 558.00
- County: Kendall
- State: Texas
- Closest City: Comfort
- Property Type: Hunting Land, Ranches, Recreational Property

## Property Description

558 Acres SYKES PASTURE, Kendall County Flat Rock Creek Road, Comfort, TX 78013

**BROKER NOTE:** See ID# 6012074 for the neighboring 551 acres also available. SEE ID# 5987385 for the entire 1,100 Acre Coyote Spring Ranch. Contact Broker for details.

**DESCRIPTION:** Here is an opportunity to own a piece of property that has been in the same family since the 1800's. This ranch is one of the last remaining parcels of the notable Hill Country ranch developed by the celebrated Texas pioneers, John James and Alfred Giles. The Cedar on this ranch has been managed for years, allowing the hardwoods and grasses to flourish. The terrain is a good mixture of high hills with spectacular views and creek bottoms with springs and deeper soils. The neighboring 551 Acre Turkey Flat Ranch property is also available.

**WATER:** Several drainages traverse the property and will run water during wet time. Coyote Spring is located on the ranch which fills a small pool of water in the bottom of one of the canyons. There are a few location where additional water features could potentially be created. One working water well is located on the ranch that is powered by a submersible pump.

**IMPROVEMENTS:** There is electricity and a water well on the property plus numerous prime building sites with breathtaking views. There are a few old sheds and goat barns present on the ranch. The perimeter of the ranch is mostly low fencing with some being high-fence. The fences are in fair to poor condition.

**VEGETATION:** Unlike many hill country ranches where cedar has choked out all the grasses and put stress on the hardwoods, this property has had years of cedar management allowing the trees to grow and grasses to spread. Some of the trees present on the property are Lacey Oak, Live Oak, Black Jack Oak, Spanish Oak, Cedar Elm, Pecan, Walnut, Sycamore and Persimmons.

**TERRAIN:** There is a good mixture of high hills with long distance views and creek bottoms with springs and deeper soils. Long distance views of the Texas Hill Country are all over this ranch. There is close to 300 feet of elevation change on the property ranging 2000 feet above sea level to 1710 feet above sea level.

**WILDLIFE:** Native wildlife on the ranch includes, but is not limited to, whitetail deer, turkey, dove, hogs and varmints. Along with the native wildlife are free roaming exotic species such as Axis, Black Buck Antelope and Sika.

**HISTORY:** This 558 acres was once part of the Hillingdon Ranch which at one time was 13,000 acres. The Hillingdon Ranch was started in 1885 by famous architect Alfred Giles and his brother-in-law Judge John Herndon James.

**MINERALS:** Negotiable. Contact broker for details.

**TAXES:** Ag exempt.



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More details at [landsoftexas.com/listing/6012210](http://landsoftexas.com/listing/6012210)

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## Driving Directions

LOCATION: The ranch is located 5 drive miles N of Comfort, 20 drive miles NW of Boerne, 25 drive miles south of Fredericksburg, 50 drive miles NW of San Antonio, 90 drive miles W of Austin and 240 drive miles W. of Houston. NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: <http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf> All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation



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