

62 acres in Kendall County

Dullnig Ranches/ Kuper Sotheby's | (830) 739-0919 | marc.sherron@sothebysrealty.com



Property Address

19 Zoeller Lane
Boerne, Texas 78006

Property Highlights

- Price: \$1,095,000.00
- Acres: 62.00
- County: Kendall
- State: Texas
- Closest City: Boerne
- Property Type: Horse Property, Ranches, Recreational Property, Riverfront Property

Property Description

62.59 Acres SOUTHGATE FARM, Kendall County

19 Zoeller Lane, Waring, Texas 78013

Beautiful Hill Country acreage is highlighted by an attractive horse barn with spacious apartment and attached covered patio. Centuries old oak trees and expansive views from the back of the property offer a prime choice for a home site or improvements of choice. A result of the Guadalupe River frontage, the rich black soil bottom land is currently in Coastal Bermuda, but is suitable for grapes, lavender, olives or pecans.

IMPROVEMENTS: The custom horse barn has a 12 center aisle with 6-stalls, constructed in 2001 by Bob Grier Construction of Boerne. Five stalls are 12x12 and one stall is 12x24, suitable for foaling. Each has two Dutch doors, 1 to the exterior paddocks and 1 to the center aisle. Interior feed and tack room plus wash/grooming stall with hot and cold water. Exterior covered wash rack and farrier area has hot and cold water also. The barn apartment includes a main living area, dine-in kitchen, bedroom, full bath with laundry, plus a commercial grade A/C and ceiling fans. Off the barn are horse paddocks and an attached covered patio plus there is a large fenced backyard for dogs.

VEGETATION: Centuries old oaks and other hardwood trees, Coastal Bermuda pastures

WILDLIFE: Whitetail deer, Axis deer, turkey.

WATER: Well water and refreshing Guadalupe River frontage.

UTILITIES: Well. Septic. Bandera Electric Coop.

SCHOOLS: Comfort I.S.D.

TAXES: \$1,345.01 (2018) Ag Exempt.



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More details at landsoftexas.com/listing/6799638

Driving Directions

LOCATION: Zoeller Lane runs south off Welfare-Waring Road. Minutes east of Waring and the Waring General Store. Close to Joshua Creek Ranch Preserve, historic Comfort and Boerne. **NOTE:** Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf All properties are shown by appointment with Marc Sherron/ 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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