

103 acres in Kendall County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | DullnigRanches@gmail.com



Property Address

5 Bennitt Road
Boerne, Texas 78006

Property Highlights

- Price: \$2,000,000.00
- Acres: 103.00
- County: Kendall
- State: Texas
- Closest City: Boerne
- Property Type: Farms, Ranches, Recreational Property, Riverfront Property

Property Description

103 Acres GUADALUPE RIVER FARM Kendall County,

5 Bennitt Road, Waring, TX 78074

Beautiful cultivated farmland combined with gorgeous Guadalupe River frontage, only 1 mile east of charming Waring and its General Store and post office, plus minutes away from historic Boerne or Comfort. The property is home to private Rust Field Airport (8XS9), which has a 2,324-foot airstrip.

IMPROVEMENTS: One metal airplane hangar and airstrip, one barn and low fencing. Electricity in place.

WATER: 1,900+/-FT of Guadalupe frontage, which forms the northern boundary of the property, 2 water wells (1 operational).

VEGETATION-TERRAIN: The level farmland is currently used for hay production.

TAXES: Exempt



Robert Dullnig, Director/Broker Assoc.
DullnigRanches@gmail.com
210-213-9700
Toll Free: 866-904-1515
6606 N. New Braunfels
San Antonio, TX 78209
www.DullnigRanches.com

More details at
landsoftexas.com/listing/7385106

Driving Directions

LOCATION: Off IH-10, travel east on 1621 through Waring and veer right at the intersection of Welfare-Waring Road and Zoeller Lane. Bennitt Road is a private road 1 mile from the intersection. The property is just north of Joshua Creek Ranch Lodge, the Don Strange ranch, and locally known PoPo's Restaurant. Boerne is 15 minutes south, and Metro San Antonio is approximately 30-45 minutes away. **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 Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

103 acres in Kendall County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | DullnigRanches@gmail.com

