

BANDERA CREEK RANCH



93.31± Acres Bandera County
Rhodes Road, Bandera, Texas

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DESCRIPTION

Impressive live water Bandera Creek of almost $\frac{3}{4}$ mile adds a refreshing feature to the Hill Country beauty of this inviting escape just outside Bandera, but also convenient to Kerrville. A beloved family destination for more than 75 years, it has been owned since 1945. Charming improvements provide the basics for future enhancement, including a rambling home comprised of additions to a rock one-room stone house built before the Civil War.



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IMPROVEMENTS

A most unique 4,156± square foot rustic ranch house is comprised of a one-story, rock 1-room home built before the Civil War that serves as the family dining room and favorite gathering place for holiday meals. The sprawling 7 bedroom/7 bath home is the result of multiple additions as a family of 3 grew to 25. Natural elements include stone walls and fireplace, wood floors, wood paneling and beams, concrete flooring and long enclosed porches with views. Additionally there is a detached recreational pavilion and a picturesque rustic barn. Also on the property where the Myrtle Creek and Bandera Creek meet, are the remains of the tiny Myrtle Creek Schoolhouse, where children of previous owners walked to and from each day.





WATER

One water well. There is exceptional, cypress-lined Bandera Creek of 3,800± feet, some of which is both sides. Upstream along Bandera Creek is a cement dam that creates a year around swimming hole and idyllic picnic spot that the owners will find hard to replace.



TERRAIN/VEGETATION

Rolling gentle Hill Country land along Bandera Creek with a 26± acre field, and a 40± acre heavily wooded area consisting of Live Oak, Cedar, Spanish Oak, Elm and other native Hill Country trees.



WILDLIFE

White-tailed deer, Axis deer, Hogs, and all other native in area.



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93.31+ ACRES BANDERA COUNTY, TEXAS

Bandera Creek Ranch is located between Kerrville, and Bandera Tx. off Hwy 173 at the end of Rhodes Road. Located 6.8± miles from Bandera, 20± miles from Kerrville, 56± miles to San Antonio, 31± Miles to Boerne.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.state.tx.us/pdf/contracts/OP-K.pdf

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MAP

[Please click here to view the map.](#)

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TAXES

\$3,186.09 - Ag exempt.

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