



Comanche Hills Ranch

706 +/- Acres – Gillespie County

Gorgeous Large Acreage Ranch in Highly Desirable Gillespie County!! This beautiful ranch has so much to offer, from hill tops with 20 mile views, to wet weather creek bottoms, from multiple species of large hardwoods to lush native grass/pasture, and everything in between. The ranch has an extensive road system for ease of accessibility, multiple water wells, buried electricity, and a beautiful rock house. It is loaded with game for the hunters or nature watchers, and the land is great for livestock and horses. This ranch has so many possibilities, from being a great home place, to an ideal hunting ranch, to a working livestock ranch, and so much more. It even has tremendous development/investment possibilities.

It is conveniently located less than 10 miles from Harper, 30 miles from Kerrville, 32 miles from Fredericksburg, and 95 miles from the San Antonio Airport and 110 miles from Austin. The ranch has great access on, on paved and county maintained, Wendel Rd.

There is a beautifully built 3,218+/- sq ft rock house with its own access off of Wendel Rd. The house was built in 2010 and has 4 bedrooms and 4.5 bathrooms. It has a large open floor plan with a vaulted ceiling with wood beams in the living room along with a large rock fireplace. The large kitchen opens into the living room and it offers double ovens, granite counter tops, beautiful cabinets, and a large island with room for four barstools. The open floor plan, along with large covered front and back porches, make it a great place to entertain guests and enjoy the quite solitude of the country. The house has wood and tile floors, standing seam metal roof, and a locker/ drop area. The spacious master bathroom has a claw foot tub, large walk-in shower and a beautiful rock accent wall. The house is well suited for whatever you'd want to use it for.

The land has a gentle roll that makes it very easy to get around on, yet still offers some of the BIGGEST VIEWS in the area. There is a nice combination of open land to good cover that is ideal for the wildlife. The open grassy areas are great for livestock and horses.

For the hunter and wildlife enthusiast, the ranch boast of white-tailed deer, free ranging exotics, turkey, dove, and feral pigs. Giving you year-round hunting opportunities.

There is ample water for the wildlife and livestock provided by four water wells, two of which are windmills.

There is a great road system in place making it easy to get around the ranch in a two wheel drive vehicle in most places. That coupled with the accessibility of electricity on the ranch, much of it buried, gives the ranch tremendous development possibilities as well.