

WINDY RIDGE RANCH

Comfort, Texas



127 Acres



Legacy Broker Group

HIGHLIGHTS



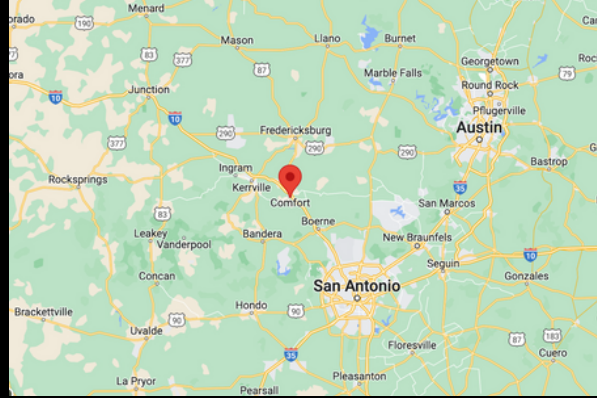
- Home to several top 10 world record axis deer
- Whitetail deer, black buck antelope and turkeys
 - Quality perimeter fencing on all sides
 - Views for Miles
 - Water Well and Electric on Site
- Native Oak trees throughout ranch
 - Large Neighbor Ranches
 - 1/2 Acre for wildlife

\$2,990,000



LOCATION

223 Flat Rock Creek Rd. Comfort, Texas



Photos courtesy Google.

Comfort was founded by German emigrants in 1854 on the western end of the Texas-German belt. Many residents of the town today are descendants of those same families. Comfort is known for its German Heritage and large ranches outside of town. The downtown area is possibly one of the most well-preserved historic business districts in Texas. There are well over 100 structures in the area dating back to the 19th century, and seven of them were designed by the noted architect Alfred Giles. Most of the population today is composed of descendants of those original pioneer families of the 1850s and the 1860s. Comfort has a population today of only 2,500. You can walk among the two-story, stone buildings and stop at vibrant antique shops, restaurants, and B & B's.



The Texas Hill Country is home to over 100 wineries and vineyards and Fredericksburg, TX is the epicenter of Texas Wine Country. There are more than 50 wineries, vineyards, and wine tasting rooms located in Fredericksburg's Gillespie County -- not to mention dozens more wineries located within an hour or two drive. The wineries of Texas Wine Country have been producing award-winning wines that have earned honors around the world. Wine production in Fredericksburg dates back to the original settlers who used the native mustang grape to produce wines.

HIGHLIGHTS

Everything desirable in a Texas hill country ranch: views for miles, live oak trees, native and exotic game, easy access, and nearby recreational and leisure activities are all a part of the 127 acre Windy Ridge Ranch near Comfort, Texas. Only 2 miles from downtown Comfort, 40 miles from the shops at La Cantera in San Antonio, and 26 miles from Fredericksburg's wine country; Windy Ridge Ranch provides the perfect combination of privacy and access. Within minutes of recreational opportunities on the Guadalupe River at James Kiehl River Bend Park and within one minute of Flat Rock Ranch Mountain Bike Trails; this ranch offers excellent outdoor activities.

ADVENTURE

Mountain Biking Trails The ranch consists of 1,300 rugged acres that have been in the family for over 100 years. Currently there is 29 miles of existing single track with some double track. The trails lead through typical hill country terrain, with spectacular views, hill climbs, long downhill sections, technical single track, and several creek crossings.

James Kiehl River Bend Park is a serene 25-acre natural area with grassland, woodland, and riparian habitats. 1,634 feet of Guadalupe River frontage provides access to the river for fishing, paddling, swimming, and relaxing.

ASSETS

Enjoy 360 degree, 25 mile views of the surrounding hill country across the Guadalupe River Valley from atop the ranch's highest point. A clay lined 1/2 acre pond provides a water source for the native and exotic wildlife that roam the ranch, making it an ideal location for fall dove hunts. Populated by whitetail deer, axis deer, black buck antelope, and turkey, the surrounding area is home to several top 10 world record axis deer. Native cedar trees have been managed, and selectively cleared; allowing the natural grasses to thrive and provide excellent cover for the wildlife.

With a water well and electricity on site, Windy Ridge Ranch offers it's new owners a rare opportunity to build their own personal land legacy. Quality perimeter fencing on all sides is suitable for livestock to maintain the property's current agricultural tax exemption. Large neighboring ranches allow for pristine views and provide an additional privacy buffer for the ranch.

VISUAL ELEMENTS

127 Acres | Comfort, Texas | Kendall County



SURVEY

127

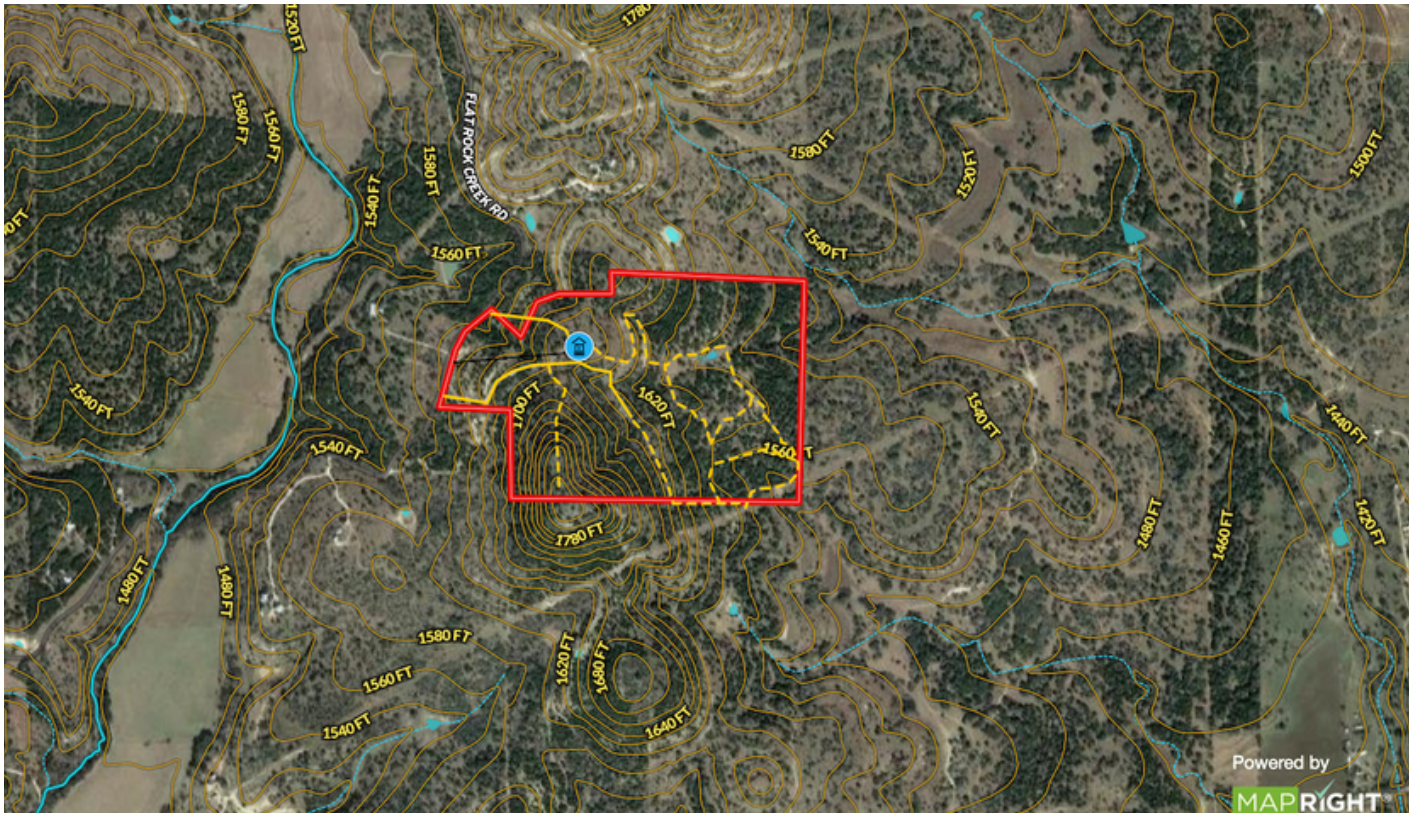
Acres

1035

Paved Road Frontage

35

Minutes to San Antonio



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ZACHARY BIERMANN



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As a 5th generation Texan and Comfort, TX resident Zach's roots run deep into the ranching heritage of the State of Texas.

In 1912, Zach's great grandfather, Carl W. Biermann purchased land just outside of Comfort, TX which has since continued to be in the Biermann family for 110 years. Today, Zach and his wife, Sarah with their son Zach Jr. live and ranch on that same land raising cattle while also enjoying recreational hunting. Zach's established family history of ranching and recognizable passion for the industry has gained him extensive knowledge in the surrounding landscape including grasses, water, trees, wildlife and what it takes to maintain a ranch in wet and dry conditions. As he puts it, "The Hill Country is one of the most diverse areas in Texas for ranching. With so many different styles of properties within such a short range from each other, no property is the same for hunting or raising livestock. Every ranch has different stocking rates, deer and bird hunting, water, grasses, minerals, etc... so selection based upon what each rancher or buyer wants to get out of their property is crucial."

With a proven track record in ranch real estate and having sold luxury, working, and recreational ranches from the piney woods of East, TX to the open country of West, TX, Zach's knowledge and network is proven time and again working with sellers and buyers across the state. His exceptional personal skills coupled with concierge level service to every client allows Zach and his clients to exceed expectations every time.

Credentials:

MBA in Ethical Leadership



For financing please reach out to our partner, Capital Farm Credit. www.capitalfarmcredit.com

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