

CAPROCK RIDGE RANCH

H e l o t e s , T e x a s



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Legacy Broker Group

HIGHLIGHTS



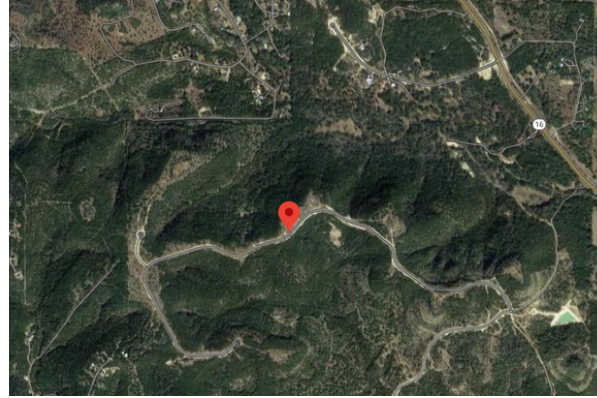
- Canyon Creek Preserve Subdivision
 - Hunting, Controlled Access
 - Views for Miles
 - Water Well allowed
 - Electric on Site
 - Seasonal Creek

\$359,000



LOCATION

Lot 12 Caprock Ridge | Helotes, Texas



Photos courtesy Google.

Located in the sought after Canyon Creek Preserve, less than 30 minutes from Boerne or the San Antonio International Airport, is the 25 acre Caprock Ridge Ranch. With incredible building sites throughout, build your dream home on this ranch with amazing Hill Country Views. Perfectly situated, this property is the perfect place for a family or to create a perfect get away from the everyday stresses of life. Incredible privacy and great amenities awaits you on your very own Hill Country property. AG EXEMPT!



Surrounded by the beauty of the Texas Hill Country, located just northwest of San Antonio, Helotes was incorporated in 1981 as a Type A General Law City. Helotes, whose name is derived from the Spanish word elotes or “corn,” has been on Texas maps since the nineteenth century. Once inhabited by Lipan Apaches, Tonkawas, and Comanches, the City originally served as a stagecoach stop between San Antonio and Bandera.

For decades, Helotes remained a farming community. The opening of the famous John T. Floore County Store in 1946 marked a turn towards commerce and economic growth. The dance hall is listed in the National Register of Historic Places and is a Texas Historic Landmark that draws top musical talent to its stages. Today, the City of Helotes is a unique community that maintains its small-town tranquility and family-oriented activities. Citizens remain committed to economic prosperity while balancing environmental consciousness and historic preservation with modern revitalization.

HIGHLIGHTS

When Helotes incorporated in 1981, very little was in the town. Now with a population over 7,000, Helotes is becoming one of the most desirable suburbs of San Antonio. Helotes itself includes the newly renovated Old Town Helotes. Completed in 2011, Old Town Helotes is the revitalized downtown, which includes John T. Floore's Country Store, All That Glitters, L&M Feed and Supply, Mander Automotive Service, First Baptist Church of Helotes, Elf Hardware, Helotes Tactical Firearms, Helotes Creek Winery, and El Chaparral Mexican Restaurant. Helotes is home to Oak Valley golf course, the first golf course in South Texas to be fully lit at night. The Morales family built the golf course on their vast acres of land acquired by Lorenzo Morales, a pillar of the community.

ACTIVITIES

Oak Valley golf course, the first golf course in South Texas is fully lit at night

For 75 years, John T. Floore's Country Store has hosted Texas and American music legends alike. This quintessential Texas Honky Tonk has hosted such legendary performers as Willie Nelson, Bob Wills, Ernest Tubb, Patsy Cline, Hank Williams, Elvis Presley, Bob Dylan, Jerry Lee Lewis, Merle Haggard, Ray Price, George Jones, Waylon Jennings, Dwight Yoakam, Lyle Lovett, Robert Earl Keen, B.B. King, Little Richard and many many more. Known by many as the musical "birthplace" of Willie Nelson, Willie immortalized John T. Floore in his hit recording "Shotgun Willie". John T. Floore and Willie Nelson were partners in the original Willie Nelson Music Company. Texas Monthly listed John T. Floore Country Store as one of the "50 Things Every Texan Should Do".

ASSETS

Enjoy 360 degree, 25 mile views of the surrounding hill country from atop the property's highest point. Located in the sought after Canyon Creek Preserve, less than 30 minutes from Boerne or the San Antonio International Airport, is the 25 acre Caprock Ridge Ranch.

With incredible building sites throughout, build your dream home on this ranch with amazing Hill Country Views. Perfectly situated, this property is the perfect place for a family or to create a perfect get away from the everyday stresses of life. Incredible privacy and great amenities awaits you on your very own Hill Country property.

VISUAL ELEMENTS

25.1 Acres | Helotes, Texas | Bexar County



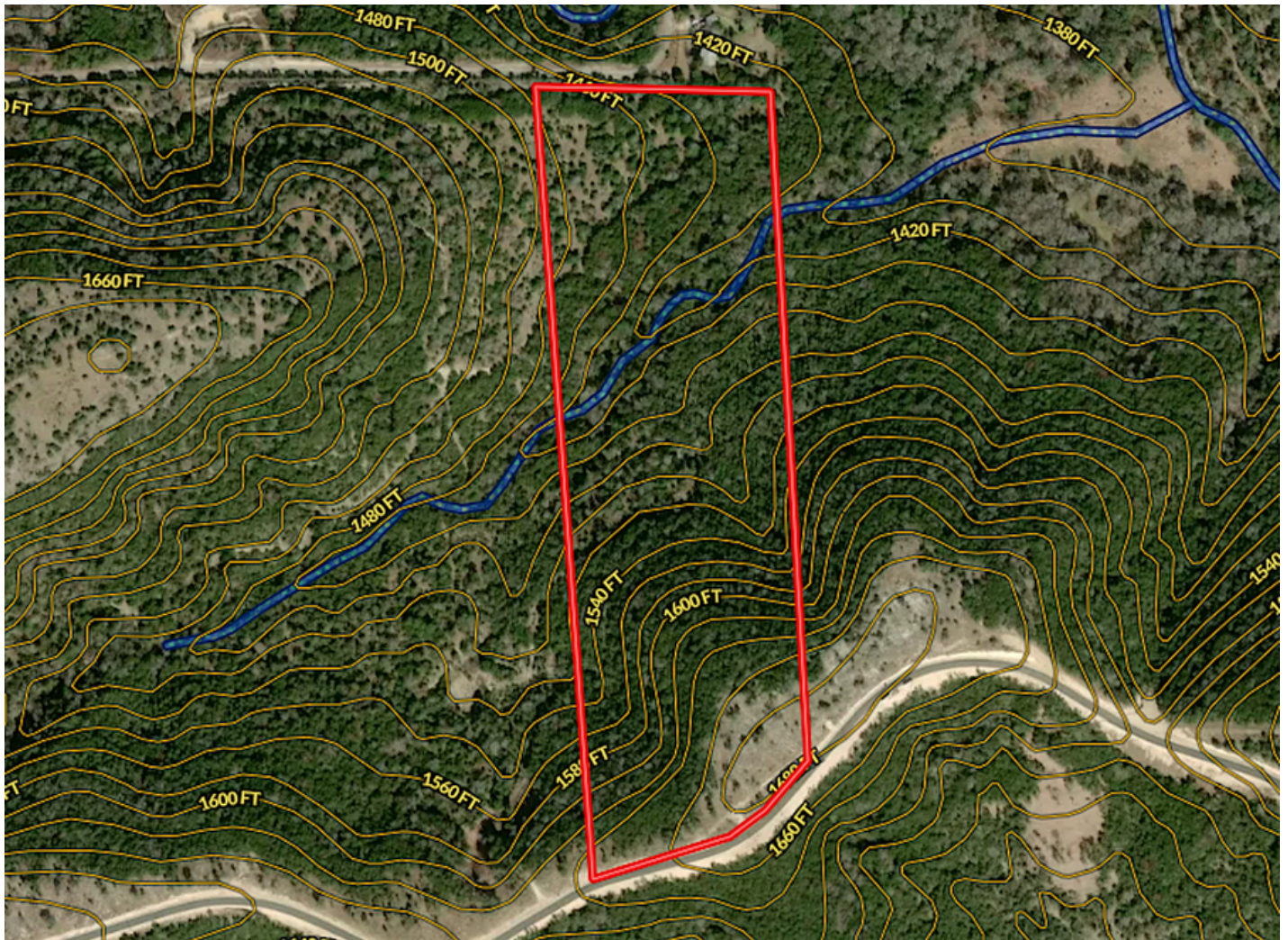
SURVEY

25.1

Acres

30

Minutes to San Antonio





Zachary Biermann
Partner | MBA | Realtor®
830-353-1164

As a 5th generation Texan and Comfort, TX resident Zach's roots run deep into the ranching heritage of the State of Texas. 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 a proven track record in ranch real estate and luxury residential having sold luxury, working, and recreational ranches from the piney woods of East, TX to the open country of West, TX, and homes all over the Hill Country, 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



Steve Ahrens & Greg Durbin
Kerrville Office
830-257-4444

About Capital Farm Credit

For more than 100 years, Capital Farm Credit has supported rural communities and agriculture with reliable, consistent credit and financial services. Capital Farm Credit is a proud member of the Farm Credit system and serves more than 23,000 members, with loans outstanding totaling more than \$10 billion. Headquartered in Bryan, Texas, Capital Farm Credit has offices serving 192 of Texas' 254 counties.



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