



HALL RANCH LOT 1
275 Hasenwinkel Rd Comfort, TX
62 Acres | \$1,499,950



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PROPERTY DESCRIPTION

A secluded yet convenient residential/recreational property with classic Hill Country topography and long-range views. This 62-acre tract is part of the 800-acre Hall Ranch that has been subdivided into only 4 tracts to conserve open space. The 1920 sq. ft. farmhouse has 1 bedroom, flex room, and 1.5 baths. This home could be used as a primary space or temporary living quarters while you build your dream home. The property has 140' of elevation change, a wet weather creek/pond area, and is covered with Live Oaks and Spanish Oaks. Sit on the back porch and watch Whitetail Deer and Axis deer at the nearby feeder. The property is 10 minutes from Comfort, less than 30 minutes to Kerrville, Fredericksburg, and Boerne, and under an hour to San Antonio.

This property is classic Hill Country ranging from heavily wooded hillsides to fertile low-lying pastures with over 140' of elevation change. Looking south from the property one can't help but gaze over the Guadalupe River/Cypress Creek Valley. This impressive long-range view can also be seen from the home. The western half of the property is heavily wooded and provides great cover for wildlife. The eastern half is lightly wooded pasture with a creek/pond along the eastern boundary. Along this creek, you'll find towering mature trees that line the large limestone rock ledge. Wildlife observed on the property include Whitetail, Axis, Sika deer, Dove, and Turkey.

The property is accessed via two easements starting at Hasenwinkel Rd. Both easements are recorded with Kerr County and include maintenance agreements. Sensible restrictions apply including but not limited to site-built homes only, no short-term rentals, and no future subdividing.

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IMPROVEMENTS

The recently remodeled farmhouse has an eclectic but modern feel with an open concept living room and kitchen, high ceilings, a large wood-burning fireplace, 1 bedroom with a walk-in closet, one full bath with soaking tub and stand-alone shower, a flex room that could serve as an office or extra bedroom, and half bath. The large windows take advantage of the natural light. The home has new wood laminate flooring throughout, new wiring, and all new plumbing. The exterior of the home has native limestone on 3 sides and hardi-siding on the other. A long wooden deck runs the length of the south side of the house, from this deck you have long-range views of the countryside. Water is provided by a well just to the north of the house.

The well is approximately 240' deep and had a new pump installed in 2023. Two water troughs are supplied by the well. There is interior fencing around the home as well as several other pastures/paddocks and a set of pens for livestock. All boundaries except the east side are fenced with typical barbwire. A conventional septic system services the home. Electricity is provided by Central Texas Electric Cooperative.

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WILDLIFE

The property has a great balance of heavily wooded areas that provide cover and bedding locations for wildlife and more open areas that provide diverse feeding habitats. In the SE corner of the property, there is a wet weather creek and pond complex. Along this creek, you'll find towering mature trees that line the large limestone rock ledge. Wildlife observed on the property include Whitetail, Axis, Sika deer, Dove, and Turkey.

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TREES

Live Oak
Spanish Oak
Shin Oak
Escarpment Black
Cherry
Cedar Elm
Eastern Red Cedar
Ashe Juniper

SHRUB & FORB

Texas Persimmon
Agarita
Twisted Yucca
Sotol
Mustang Grape

GRASSES

Little Bluestem
KR Bluestem
Texas Wintergrass
Lindheimer's Muhly
Seep Muhly
Side Oats Grama

WATER

Well on property-
approximately 240 ft
deep

UTILITIES

Electric is provided by
Central Texas Electric
Co-Op

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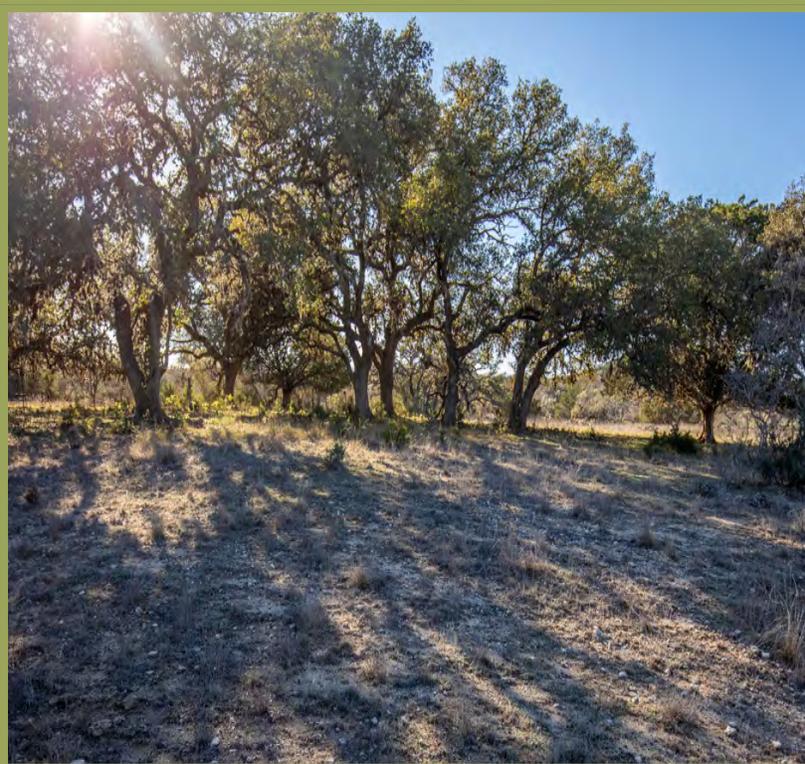


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SCAN HERE TO VIEW MORE OF
HALL RANCH LOT 1

LOCATION

Kerr County

7 miles to Comfort, 17 miles to Kerrville, 22 miles to Boerne, 27 miles to Fredericksburg, 53 miles to Downtown San Antonio, 14 miles to Kerrville-Kerr County Airport which has a 6000' runway, 51 miles to San Antonio International Airport.

DIRECTIONS

From San Antonio, take I-10 west thru Comfort, take exit 520/FM 1341, go right on FM 1341/Cypress Creek Rd for 1.5 miles, turn right on Hasenwinkel Rd, go .6 miles, electric gate on the right. See broker for access code.

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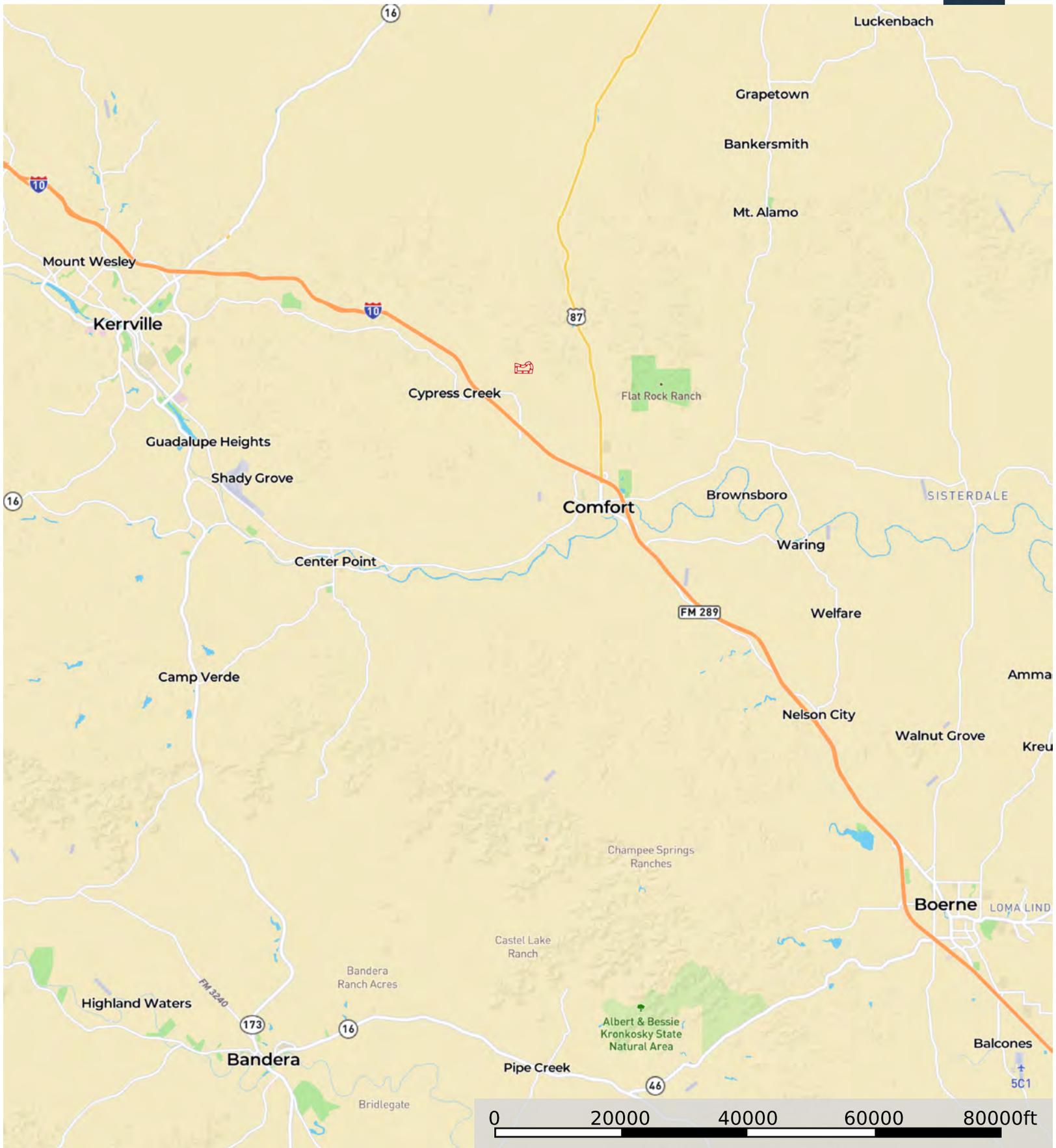
Boundary



Boundary

275 Hasenwinkel Rd Lot 1 Comfort, TX 78013

Texas, 62.16 AC +/-



 Boundary