

Bar S Ranch

13611 FM 32
Fischer, TX

Ranch Summary



Exclusive Broker/consultant
<https://Gouldland.com>

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The Bar S ranch is part of the original Spangenberg Ranch, founded by a German family who immigrated from Bavaria in the 1840's, landing at Galveston, and making their way to Comal County. They became large landowners in the area and were included as a founding 200 family of New Braunfels.

The ranch is being offered to qualified buyers who may have an interest in designing a customized ranch or buying the full ranch. There is not a desire to plat or develop the overall ranch into a "subdivision" however, custom ranches of 150 acres and larger can be designed by our survey & engineering firm, depending on the access points and ranch topography. The overall ranch will have very thoughtful deed restrictions, in hopes of protecting the private look & feel of this rare large ranch, in one of the fastest growing counties in the US.

The ranch has electricity, and three water wells, and one windmill near the log settler homes. The log home was habitable as recently as the early 1990's per the owners. The mill has a storage cistern and the home has a shower and bath and had a fully functioning kitchen at that time. The home includes a second story open room. You should find this is a very interesting view into Texas History in Comal County.

The old road system has stood the test of time, and there are ample areas that could be improved with surface lakes along Carper Creek, horseback riding trails, a hiking and bike trail system, all being in a very private ranch, with enormous potential for a investor ranch owner. Stunning view sites in every nook and cranny of the ranch, and the two closest towns, Blanco & Wimberley are poised to be the next spot. Dripping Springs and Driftwood are a beautiful drive via RR 12 Fm 150 and San Marcos, Greune and New Braunfels can be accessed out south to FM 306. The endless ways to visit the ranch are just a huge plus. From San Antonio take Hwy 281 to Twin Sisters then east on FM 473, turning right onto FM 32. It is possible to get to the east, or west gates on country backroads.

*****Custom designed ranches of 150 acres and larger are welcome.** We have a survey/engineering firm who is readily available to design your ranch. New **HEB** coming Fall 2025 FM 306 @ Hwy 281 [5-6 miles]

We look forward to hearing from you!

John Gould

Licensed Broker TX & NM

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