

COMANCHE BLUFF RANCH

109.9 ± Acres | Mountain Home, TX | Real County

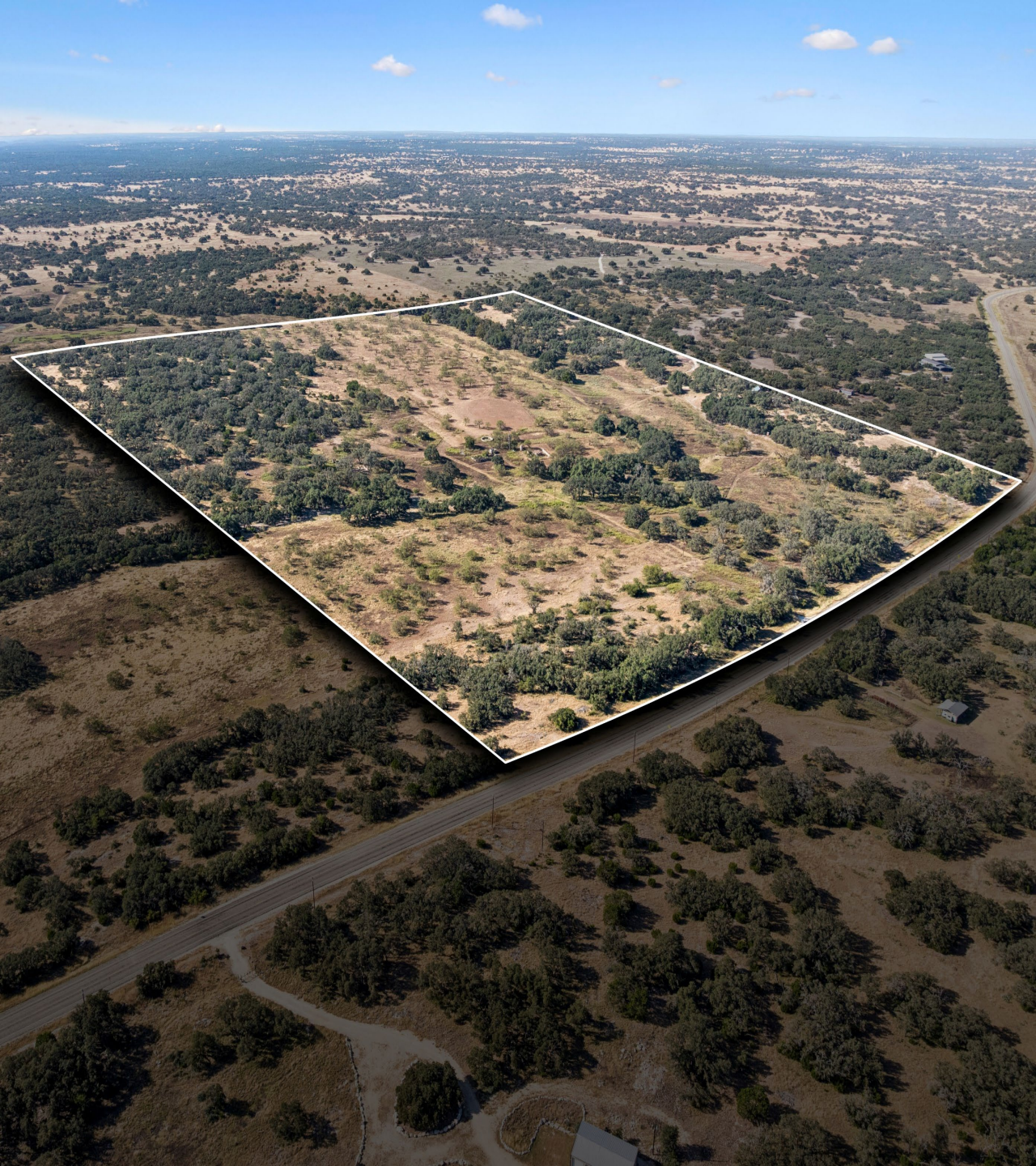


Gruber Ranches

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109.9 ± ACRE RANCH – REAL COUNTY

Comanche Bluff Ranch lies in the scenic heart of the Texas Hill Country in northern Real County—an area known as the “*Divide*” for its dramatic bluffs, and the headwaters of the Frio, Llano, and Nueces Rivers. This exceptional property blends natural beauty, accessibility, and thoughtful improvements, creating one of the most compelling turn-key ranch offerings in the region.

Ideally positioned along Highway 41 just west of the Highway 83 intersection, the ranch is less than 40 minutes from Kerrville and approximately 90 minutes from the San Antonio River Walk. The charming Hill Country towns of Leakey and Rocksprings are also within a quick 30-minute drive.

LAND AND TERRAIN

Comanche Bluff Ranch is fully fenced, with two sides low-fenced and two sides high-fenced for privacy, security, and adaptable wildlife management. A rare asset for this part of the Edwards Plateau is the rich, fertile soil that lines the wet-weather Paint Creek, which meanders across the property and enhances both habitat and scenery.

The ranch’s namesake bluff rises prominently along the west side, offering dramatic views across the pastures below. Mature live oaks, mesquites, and native brush create pockets of shade and character throughout the landscape.

WILDLIFE AND RECREATION

Comanche Bluff Ranch is a true sportsman’s paradise with free-ranging whitetail deer, turkey, and flourishing herds of axis deer. Small herds of blackbuck and sheep convey with the property. The ranch has a history of producing exceptional game, including the #1 Axis in Texas in 2013 and the #170 Axis in the world in 2019.



RESIDENCE

Thoughtfully placed to capture views of the surrounding pastureland, the custom 1,480-sq-ft rock home combines Hill Country charm with modern comfort. A standing-seam roof and a spacious 460-sq-ft covered back porch add durability and outdoor living space, while the welcoming entry sets the tone for the warm interior.

Inside, the home features a 2-bedroom, 2-bath layout with a rustic-modern aesthetic. The downstairs bedroom includes a handmade cedar queen bed, while the loft provides additional accommodations with two cedar queen beds and a cedar twin bunk—perfect for hosting family and friends.

The living room centers around a beautiful rock fireplace, complemented by comfortable recliners, a large coffee table, and cowhide and axis décor accents. The open kitchen features stainless steel appliances, a large island with seating for eight, and abundant cabinet storage. Additional amenities include three TVs, a mud room, and a spacious primary walk-in closet.

A fire pit just off the back porch creates the perfect setting for quiet evenings under the stars.

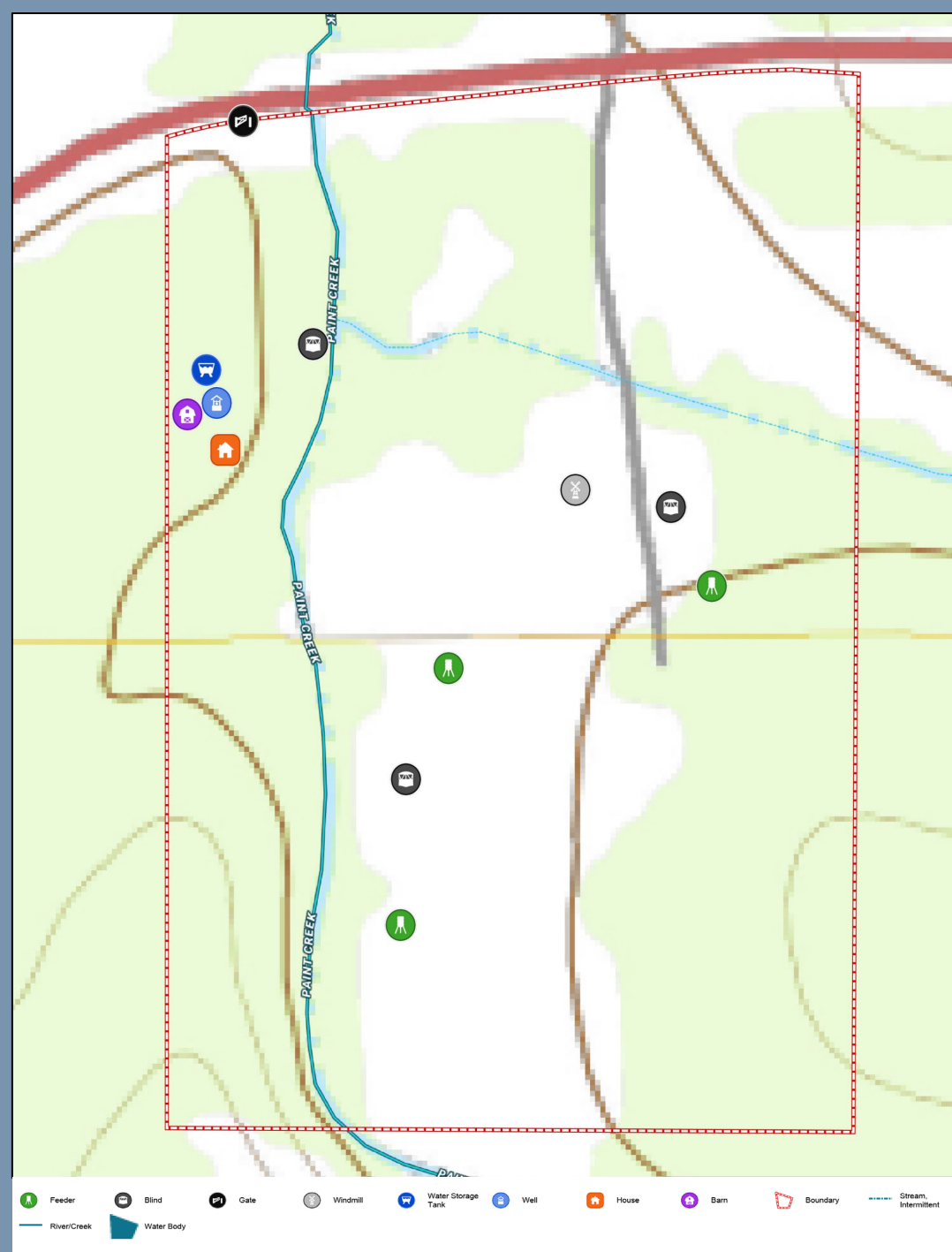
IMPROVEMENTS AND OUTBUILDINGS

A well-kept 500-sq-ft barn with electricity serves as the main equipment and storage hub, complete with a workbench, shelving, and ample space for tractors, trailers, and ATVs. Outside sits an 8×20 “one-trip” sea container offering secure storage for feed and gear.

WATER AND UTILITIES

An exceptional deep-water well with sweet, potable water services the home, barn, lined pond, and livestock troughs. Behind the pumphouse, a concrete cistern provides additional backup water storage. Paint Creek also carries seasonal flows during wet periods.

An aerobic septic system ensures efficient and dependable operation at the headquarters.



ADDITIONAL RANCH ENHANCEMENTS

- 1.5-acre food plot
- Three hunting blinds
- Two corn feeders
- One protein feeder
- Skinning rack
- Earthen tank and multiple troughs for wildlife

INCLUDED EQUIPMENT

- 2015 Mahindra 6530 Tractor with loader and attachments
- 2013 Ranger Crew 500 utility vehicle
- 10-foot Big Tex utility trailer
- Five 4-wheelers:
 - Polaris 2023 450cc (like new)
 - Kawasaki 2018 300cc
 - Polaris Outlaw 2016 110cc
 - Kawasaki 2015 90cc
 - Kawasaki 2015 300cc

SUMMARY

Comanche Bluff Ranch offers a rare opportunity to own a highly improved, turn-key Hill Country property distinguished by its natural beauty, rich soils, quality improvements, and exceptional wildlife. Whether you’re seeking a private retreat, recreational getaway, or a legacy ranch to enjoy with family and friends, this property captures the very best of Texas ranch living.



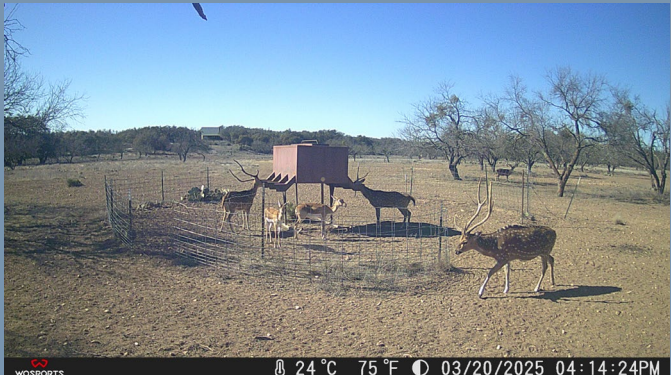
24166 US HWY 41 MOUNTAIN HOME, TX 78058

















Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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