

\$2,990,000 - 223 Flat Rock Creek Rd, Comfort

MLS® #1599348

\$2,990,000

0 Bedroom, 0.00 Bathroom,
Farm and Ranch on 127.00 Acres

N/A, Comfort, TX

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 activity access to its new owners. 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. Contact Zachary Biermann of Legacy Broker Group to make Windy Ridge Ranch the beginning of your own Texas hill country land legacy, or for information on available land and ranch properties in the Texas hill country or other regions across the state.

Essential Information

MLS® #	1599348
Price	\$2,990,000
Bathrooms	0.00
Acres	127.00
Type	Farm and Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	223 Flat Rock Creek Rd
Area	2510
Subdivision	N/A
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Utilities	Electricity, Other
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School Information

District	Comfort
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market 38

Listing Details

Listing Office Legacy Broker Group

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