

\$2,540,000 - 223 Flat Rock Creek Rd, Comfort

MLS® #1478090

\$2,540,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 127.00 Acres

N/A, Comfort, TX

Everything desirable in a Texas hill country ranch: views for miles, tree cover, wild game, easy access, water features, and nearby recreational and leisure activities are all a part of the 138 acre Flat Rock 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; Flat Rock 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 newly constructed 1.5 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, 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, Flat Rock 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 or Richmond Frasier of Legacy Broker Group to make Flat Rock 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. And be sure to subscribe to our YouTube Channel to see the latest in fine land and ranch properties featured by Legacy Broker Group. This property is available in 4 configurations including 10.37 acres, 60.36 acres and 66.62 acres.

Essential Information

MLS® #	1478090
Price	\$2,540,000
Bathrooms	0.00
Acres	127.00
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Active

Community Information

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

Amenities

Utilities	Electricity, Other
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School Information

District	Comfort ISD
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Elementary	Call District
Middle	Call District
High	Call District

Listing Details

Listing Office	Legacy Broker Group
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