

\$2,750,000 - 6075 Fm 1283, Bandera

MLS® #2268199

\$2,750,000

0 Bedroom, 0.00 Bathroom,
Farm on 350.24 Acres

Pipe Creek, Bandera, TX

Welcome to Pipe Creek's highly sought out ranch! This wonderful "Ag exempt" exotic hunting ranch boasts approx. 350 fully high fenced acres & is enveloped with a dirt road that traces the fence lines of the entire property. It is conveniently located within 5 minutes to Medina Lake for fishing & water fun or a short distance to Boerne and San Antonio's best shopping and night life. When you drive up to the main house you will see the large 5 bay carport an ample parking space. The meticulous main house features 3 wings that separate the bedrooms from entertainment areas and the working areas. This in turn creates a beautiful courtyard and an expansive walk way with plenty of natural light. Venture into the master bedroom and in one of the living areas & you will notice a loft space ready for you to customize. In the largest living area has an abundance of built-in cabinets for additional storage, a hidden safe under the loft as well as a loading room. The basement has a dark room setup for those who enjoy developing photography or could be used as extra storage space. During our Texas winters cozy up next to one of the two fireplaces and roast a s'more (or two). Relax while watching the sunrise or sunsets on the wide front porch with that lovely hill country breeze and observing the wildlife. The roof was replaced 2 years ago. Additionally, the property offers an approximately 1600 sqft guest house with a covered porch that is 3 bedrooms with 1 bathroom, the kitchen offers



an open floor plan to the living room. Nearby you will see the oversized shop and feed barn. As you drive around you will see the land features a year round pond, a seasonal pond, and a natural spring fed creek. Some of the exotic animals you will find on the ranch include black buck antelope, fallow deer, axis and wild turkey. This ranch has unlimited potential for you, your loved ones or clients; whether as a family ranch, corporate retreat or it could even be subdivided!

Essential Information

MLS® #	2268199
Price	\$2,750,000
Bathrooms	0.00
Acres	350.24
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	6075 Fm 1283
Subdivision	Pipe Creek
City	Bandera
County	Bandera
State	TX
Zip Code	78063

Amenities

Utilities	Electricity Connected, See Remarks
View	Hills, Pond, Trees/Woods, Creek/Stream
Waterfront	Creek, Pond, Seasonal

Interior

Heating	Central, See Remarks
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Exterior

Lot Description	Sloped Down, Gentle Sloping, Native Plants, Private, Many Trees,
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Views, Sloped Up

School Information

District	Bandera Isd
Elementary	Alkek Elementary
Middle	Bandera Middle
High	Bandera High

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