

\$1,357,800 - 5800 Fm 32 Tract 12, Fischer

MLS® #9798074

\$1,357,800

0 Bedroom, 0.00 Bathroom,
Farm on 22.63 Acres

Ranches at Sentinel Peak, Fischer, TX

Tract 12 ~ The Crown Jewel of the Ranches at Sentinel Peak. This expansive hilltop lot is build ready with a large cleared site affording panoramic views. There are 2 existing rustic houses on the property that would make ideal guest homes. A 3rd smaller structure is also on-site adding to the possibilities. Additionally, there is a large garage/workshop with roll-up doors and an even larger open-sided barn with views of the Wimberley Valley. This would be a perfect place to make your party barn. Power well and septic are already on the site. This is a rare opportunity to own one of the last remaining trophy properties in the Texas Hill Country. The Ranches at Sentinel Peak is named for the Lone Oak, standing atop the highest peak at 1,250 feet. This majestic "sentinel" stands watch over the 430-acre ranch and is the prominent landmark visible throughout the property. The community is mostly bordered by conservation land, while the entire northern side is a 500+ acre Blanco River Park owned by Hays County. This will preserve the beauty of the surrounding tracts for years to come. Offering a quiet and serene setting while being conveniently located. Need to get to the airport or want to enjoy a sporting event or live music? Austin and San Antonio are each less than an hour away if the city calls. With easy access to Wimberley, San Marcos, Johnson City, providing its owners the best of both worlds---a private and peaceful



sanctuary for living coupled with easy access to all the wonderful opportunities nearby. You will find sprawling groves of oak trees as well as hilltop homesites with expansive vistas. A unique community that will offer low taxes with a community wildlife exemption and sensible restrictions. Soon to be fully fenced and gated. Choose your own builder and build on your own timeline. There is plenty of room for your vineyard, gardens, a guest house for friends, and a barn for the horses! Create your Hill Country getaway!

Essential Information

MLS® #	9798074
Price	\$1,357,800
Bathrooms	0.00
Acres	22.63
Type	Farm
Sub-Type	Ranch
Status	Active Under Contract

Community Information

Address	5800 Fm 32 Tract 12
Subdivision	Ranches at Sentinel Peak
City	Fischer
County	Comal
State	TX
Zip Code	78676

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
View	Panoramic, Hills
Waterfront	None

Exterior

Lot Description	Private, Trees Large Size, Gentle Sloping, Open Lot, Trees Medium Size, Views
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School Information

District	Comal ISD
Elementary	Mountain Valley
Middle	Mountain Valley Middle
High	Canyon Lake

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