

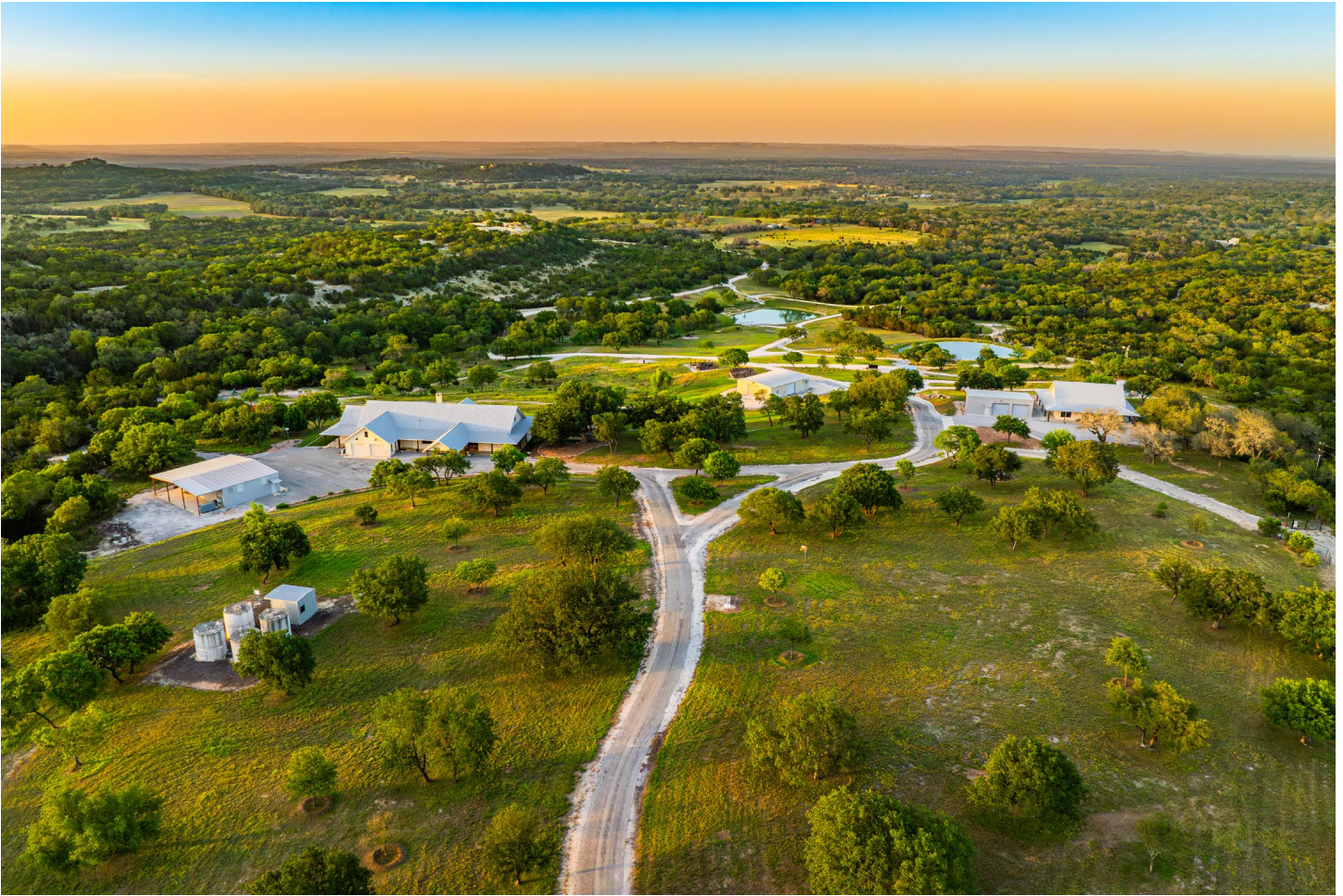
BOOTS ON THE RAIL RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Boots on the Rail Ranch is a private Hill Country retreat conveniently located just outside bustling Boerne, TX. With intentionally built improvements, ample surface water, an extensive road system, beautiful vistas, and proximity to San Antonio, this property would make a perfect full-time residence or weekend getaway.

IMPROVEMENTS

Two thoughtfully designed custom homes, multiple garages and barns, carefully planned infrastructure, and an array of amenities make this ranch both functional and enjoyable. The 4,236 sf main house has 4 bedrooms, 4.5 baths and a spacious and inviting floorplan conducive to everyday family living or entertaining large groups. The Hill Country aesthetic is complimented by a gourmet kitchen with dual sinks, ovens and dishwashers, a woodburning fireplace in the living room, an owner's wing, guest rooms with ensuite baths and dedicated thermostats, and an outdoor covered porch with breathtaking views of the ponds and hills. The 1,974 sf second house has a matching exterior and is 2 bedrooms, 2 bathrooms with a detached garage and extra bathroom, open concept kitchen and living area, a pantry with laundry hookups, and a covered porch with a view. Additional improvements include two ponds with windmills, a primary electric gate and secondary manual service gate, two commercial-grade generators, underground power, working barns and garages, pistol and rifle ranges, and lightning protection on houses and pump houses.

118± Acres

Kendall County



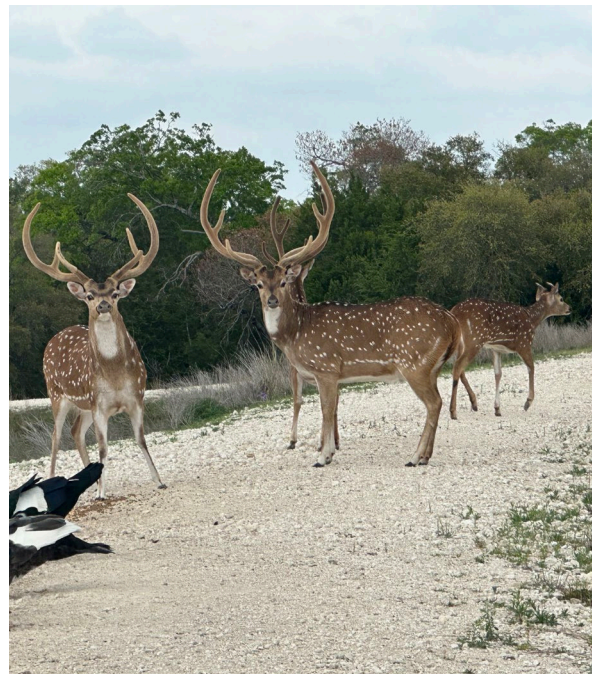
*118± Acres
Kendall County*

VEGETATION AND TERRAIN

One of the key highlights of this property is the incredible terrain and how it is being optimally utilized for mile long views, water run-off, and ultimate privacy. With close to 100 feet of elevation change, the houses were constructed at the top of the hill for maximum views with additional hilltops to be built on if wanted. Additionally, spill ways have been created throughout the property to ensure any rain runoff will supply the two tanks with water year-round. A majority of the cedar has been tastefully cleared allowing the Oaks to thrive and be put on display. Even with the exceptional terrain, there is an approved helicopter landing spot that is registered with Lifelight for any emergency situations.

WILDLIFE

The wildlife on this property is sure to please any hunter, birdwatcher, or wildlife enthusiast. From hunting axis deer to feeding ducks by hand, there is no shortage of activities to keep you and your guests entertained. For hunters, you will find whitetail deer, axis deer, turkeys, wild pigs, doves, and various varmints. With multiple feeders and blinds, you have plenty of room to cover your hunting needs while being just outside Boerne. Additionally, you can enjoy the hummingbirds and many species of ducks that call this property home and are now considered pets and are always excited to be fed by the owner.



118± Acres

Kendall County

WATER

No turnkey ranch is complete without water and this property has it. Two very strong water wells, each producing 20 gallons per minute, supply the property with all the water it needs and has a total of 40,000 gallons of above ground potable water storage. Both wells have been checked and updated to the highest of well inspection standards. There are two year-round ponds that are supplemented by the carefully designed water runoff system put in place throughout the property and by the water wells, if needed. When full, both ponds can be 12+ feet in depth and are consistently aerated by windmills to keep a clean habitat. The higher pond is lined and kept clean and is used regularly as a swimming pool. The lower pond is supplemented primarily through a nearby spring in addition to the runoff and wells.



118± Acres
Kendall County



MINERALS

No minerals

TAXES

Wildlife exemption, contact broker

HOA/SCHOOLS

Comfort ISD

118± Acres

Kendall County

MAP

[Click here to view map](#)



118± Acres
Kendall County



**118± ACRES KENDALL COUNTY
211 POEHNERT RD
BOERNE, TX 78006**

Boots on the Rail Ranch is located 11± miles north of Boerne, 15± miles south of Comfort, 32± miles south of Kerrville, 43± miles north of San Antonio International Airport, 108± southwest of Austin, and 237± miles west of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

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