

# ALTGELT FARM



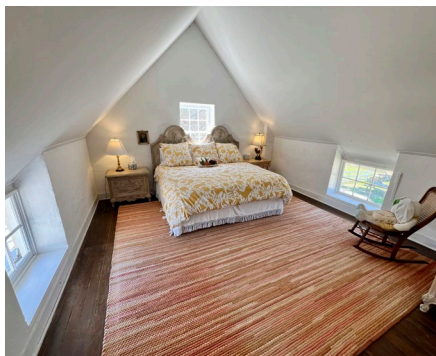
DR

DULLNIG  
RANCH SALES



## DESCRIPTION

Altgelt Farm is an opportunity to own a Hill Country property in the highly sought-after Comfort area that has been in the same family since the 1970's. It is a private retreat with historic improvements, usable terrain and approximately 3/4 of a mile of Cherry Creek. Conveniently located just a short drive from Comfort, Kerrville and Fredericksburg, this property would make a great family getaway and/or full-time residence.



**188± Acres**  
**Kerr County**



## IMPROVEMENTS

The two historic homes have been well maintained and complement their Hill Country setting. The two-story limestone main house is believed to be built in the 1890's and has 2-bedrooms, 2-bathrooms, a formal dining room and living room. Adding to its charm are the old stone fireplaces in the living room, one in the upstairs bedrooms, and a wood-burning stove in the dining room. The front porch of the house has a tranquil view of the main field on the property and the custom masonry-lined pool and waterfall overlook nearby Cherry Creek. There is an old smokehouse with a cellar beneath it that is currently used as the laundry room. The wood framed Blue House was built in the early 1900's and has 2-bedrooms, 2-bathrooms, a kitchen, breakfast room, living area and small basement. There is a third house that has 2 bedrooms 2, bathrooms and is currently being used as a caretaker's house.

Other improvements:

- Several historic barns and storage sheds
- Two hand-dug wells
- Perimeter fencing and cross fencing



*188± Acres*  
*Kerr County*



## **WATER**

The highlight of this property is .75± miles of Cherry Creek frontage including over 3,000± ft. of both sides. Cherry Creek is historically a year-round live creek during times of normal rainfall. There are several deeper holes of water, including one of the larger pools that is right below the houses. There might be potential locations where the creek could be dammed up to impound larger bodies of water, but a new buyer would have to work with a contractor to confirm. There is one water well which is approximately 650± ft. deep that services all the houses.



***188± Acres***  
***Kerr County***



## **WILDLIFE**

There is an abundance of wildlife which includes Whitetail Deer, Axis Deer, Rio Grande Turkeys, dove, hogs and much more.

## **TERRAIN/VEGETATION**

This property has a mixture of level terrain along the creek with great soils and gently rolling hills that offer long distance views in several locations. The 60± acres of tillable fields have historically produced hay and oats but could be used to grow other varieties. The southern part of the property along the entrance road has been selectively cleared of cedar allowing the hardwoods to be highlighted. The creek frontage and grounds near the houses are manicured like a park and have scattered towering Live Oak and century Pecan trees. The remainder of the creek is lined with huge native Pecans, Cedar Elms and Oaks. There are several areas that have been left native and provide good cover for wildlife.

***188± Acres***  
***Kerr County***



## MINERALS

Negotiable.

## SCHOOLS

Comfort ISD.

## TAXES

Ag Exempt.



***188± Acres***  
***Kerr County***

# MAP

[Click here to view map](#)



***188± Acres  
Kerr County***



**188± ACRES KERR COUNTY  
633 LANE VALLEY RD  
COMFORT, TX 78013**

Access is via a short 450± ft. all weather easement road off Lane Valley Road. The property is located 6.5± miles SW of Comfort, 7.5± miles SE of Center Point, 17± miles SE of Kerrville, 29± miles S of Fredericksburg, 50± miles NW of downtown San Antonio, 95± miles SW of Austin and 240± miles W of Houston.

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**PROPERTY WEBSITE**

[Click here to view website](#)

**VIDEO LINK**

[Click here to view video](#)

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