

RANCHO DOÑA ESTELA



DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

Rancho Doña Estela is an exceptional Ag-exempt, turnkey 30-acre ranch featuring a custom 2,911 square foot, 4-bedroom, 4.5-bathroom ranch-style residence. Encompassing an array of exceptional entertainment amenities, this hill country retreat is conveniently located just minutes from Pipe Creek and Bandera. Situated within a 45-minute drive from the center of San Antonio, Rancho Doña Estela offers an ideal blend of tranquility and luxury, catering to families and friends seeking a permanent residence or weekend getaway.

The residence boasts an inviting open main living room, seamlessly transitioning into an expansive outdoor porch and heated pool, providing ample space for entertaining guests. Additional amenities include deer feeders, a .5-acre pond, a reliable water well, high-fenced, and a recreational sports field that was previously utilized as a baseball diamond.

IMPROVEMENTS

After driving through the automatic gated entrance, you will follow an all-weather caliche road to the high point of the property to the custom 2,911 square foot 4-bedroom, 4.5-bath home with an attached two-car garage, all built in 2012. As you walk through the enclosed front porch garden into the house, you are greeted by an inviting open floor plan that was designed for entertaining and a seamless indoor/outdoor flow for year-round enjoyment. Each bedroom comes with an ensuite bathroom and there is an additional room used as an office space. The pool comes equipped with fountains, lighting, and a built-in heater. This property is being sold turnkey with many of the custom furniture pieces, such as the fireplace screen, bunk beds, diner table, bed frames, and more. All electrical work has been buried underground.



30± Acres

Bandera County



*30± Acres
Bandera County*

WATER

This property comes equipped with one fully functioning water well, supplying water to the home and pond in dry times.

WILDLIFE

Rancho Doña Estela provides a quiet, high-fenced sanctuary for those looking to bring in their own animals. The seller currently owns 5 miniature horses, 5 donkeys, and two goats, which he will sell with the ranch.



30± Acres

Bandera County

TERRAIN & VEGETATION

This property has been selectively cleared of some cedars and is surrounded by mature oak trees throughout the property. This ranch includes a slight change in topography to enjoy the rolling terrain of the hill country but not too much that the property is unusable.

TAXES

Tax exempt- see broker for details.

SCHOOLS

Bandera Independent School District



30± Acres
Bandera County



30± Acres
Bandera County

MAP

[Click here to view map](#)



30± Acres
Bandera County



**30± ACRES BANDERA COUNTY
2747 BEAR CREEK ROAD
PIPE CREEK, TEXAS 78063**

The property is located 5.7± miles N of Pipe Creek, 9± miles NE of Bandera, 21± miles W of Boerne, 50± miles W of San Antonio, 59± miles S of Fredericksburg, 105± miles SW of Austin and 241± miles W 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

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VIDEO LINK

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