



HALL RANCH LOT 3B

275 Hasenwinkel Rd Comfort,
TX 266 Acres | \$4,655,000



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John Melnar

Broker

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PROPERTY DESCRIPTION

A secluded yet convenient residential/recreational property with classic Hill Country topography, long-range views and multiple hilltop home sites that have 360-degree views. The property also has 300' of elevation change, a wet weather creek/pond area, multiple draws, and is covered with Live Oaks and Spanish Oaks. One of the hilltops has been recently cleared of cedar and is ready for your dream home. This 328-acre tract is part of the 800-acre Hall Ranch that has been subdivided into only 4 tracts to conserve open space. This is a rare opportunity to have a conveniently located sizeable tract with so much to offer. The property is 10 minutes from Comfort, less than 30 minutes to Kerrville, Fredericksburg, and Boerne, and under an hour to San Antonio.

This property is classic Hill Country ranging from scenic hilltops to steep canyons to gently sloping hillsides with over 300' of elevation change. The hilltops and ridgelines offer tremendous views over the surrounding area some of which are 360-degree views that range as far as the eye can see. Near the entrance to the property is a great hilltop build site that tops out at 1900', has already been cleared of cedar, has electricity nearby, and a new road that winds around the hill to the top. If you want to build deeper into the property, there are several other prime hilltop locations. The property has a great balance of heavily wooded areas that provide cover and bedding locations for wildlife and more open areas to provide diverse feeding habitats.

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WILDLIFE

The property has a great balance of heavily wooded areas that provide cover and bedding locations for wildlife and more open areas that provide diverse feeding habitats. In the SE corner of the property, there is a wet weather creek and pond complex. Along this creek, you'll find towering mature trees that line the large limestone rock ledge. Wildlife observed on the property include Whitetail, Axis, Sika deer, Dove, and Turkey.

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TREES

Live Oak
Spanish Oak
Shin Oak
Escarpment Black
Cherry
Cedar Elm
Eastern Red Cedar
Ashe Juniper

SHRUB & FORB

Texas Persimmon
Agarita
Twisted Yucca
Sotol
Mustang Grape

GRASSES

Little Bluestem
KR Bluestem
Texas Wintergrass
Lindheimer's Muhly
Seep Muhly
Side Oats Grama

UTILITIES

Electric is provided by
Central Texas Electric
Co-Op

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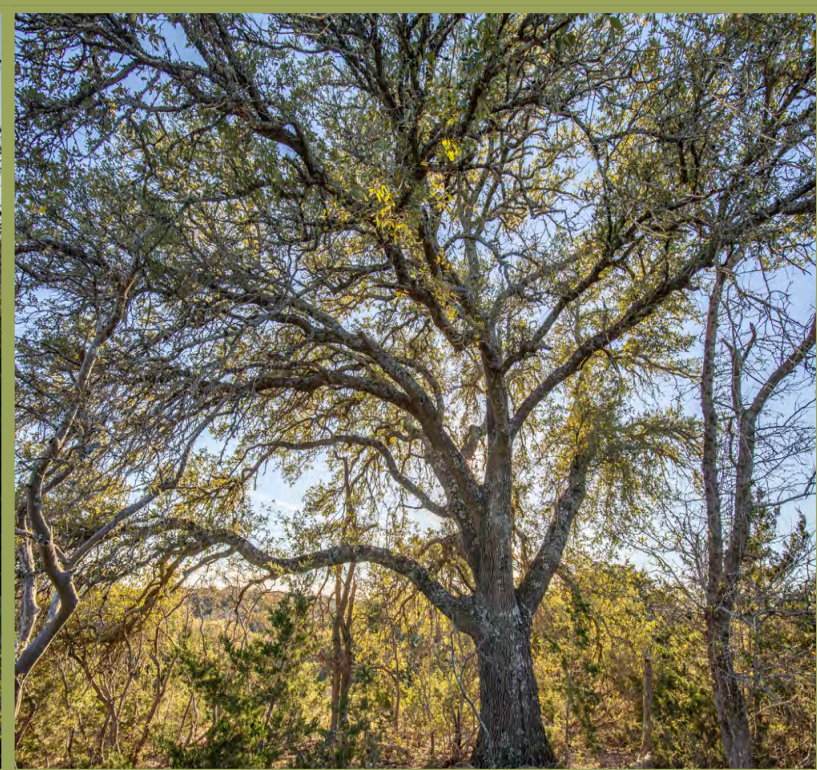


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SCAN HERE TO VIEW MORE OF
HALL RANCH LOT 3B

LOCATION

Kerr County

7 miles to Comfort, 17 miles to Kerrville, 22 miles to Boerne, 27 miles to Fredericksburg, 53 miles to Downtown San Antonio, 14 miles to Kerrville-Kerr County Airport which has a 6000' runway, 51 miles to San Antonio International Airport.

DIRECTIONS

From San Antonio, take I-10 west thru Comfort, take exit 520/FM 1341, go right on FM 1341/Cypress Creek Rd for 1.5 miles, turn right on Hasenwinkel Rd, go .6 miles, electric gate on the right. See broker for access code.

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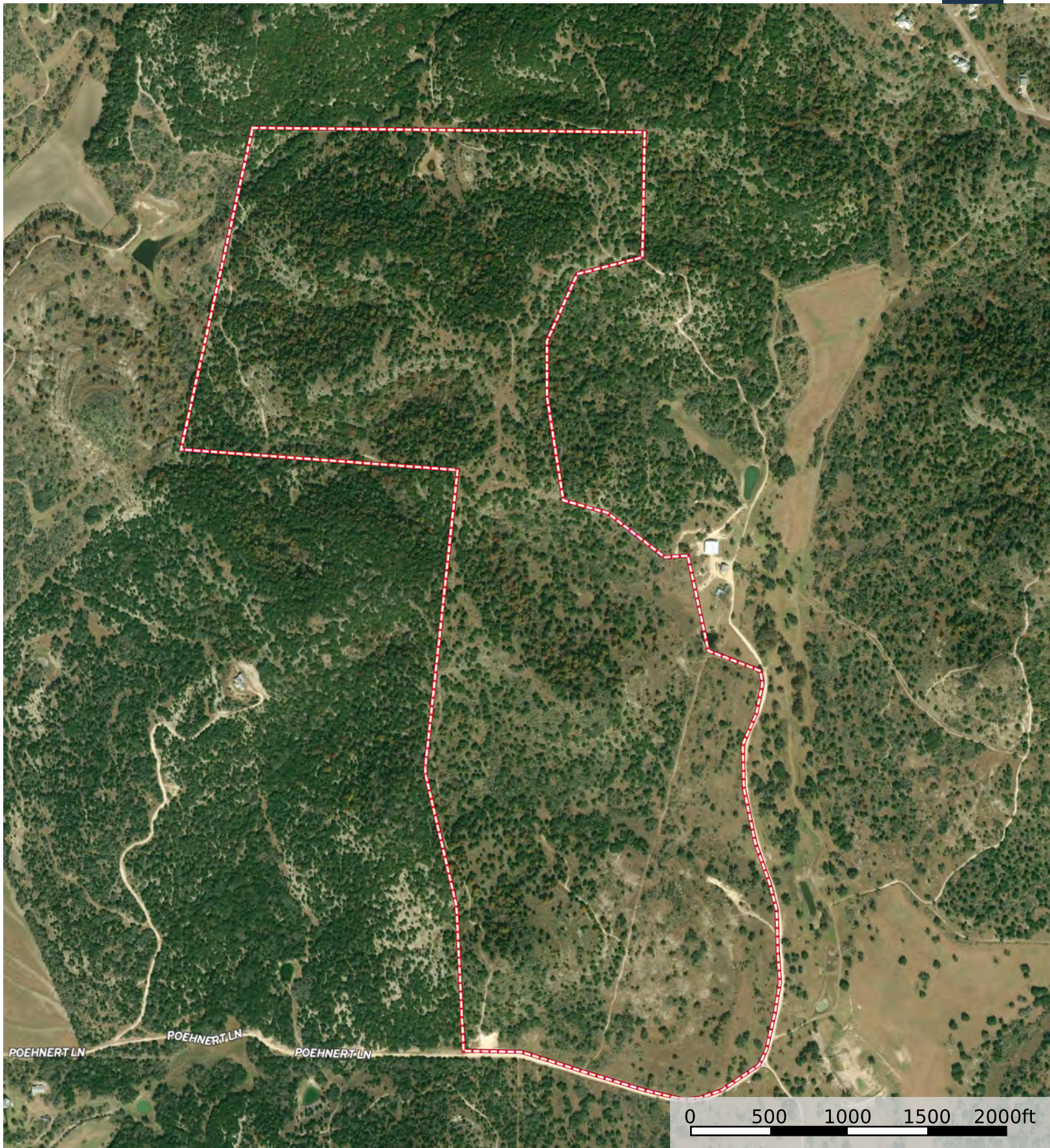


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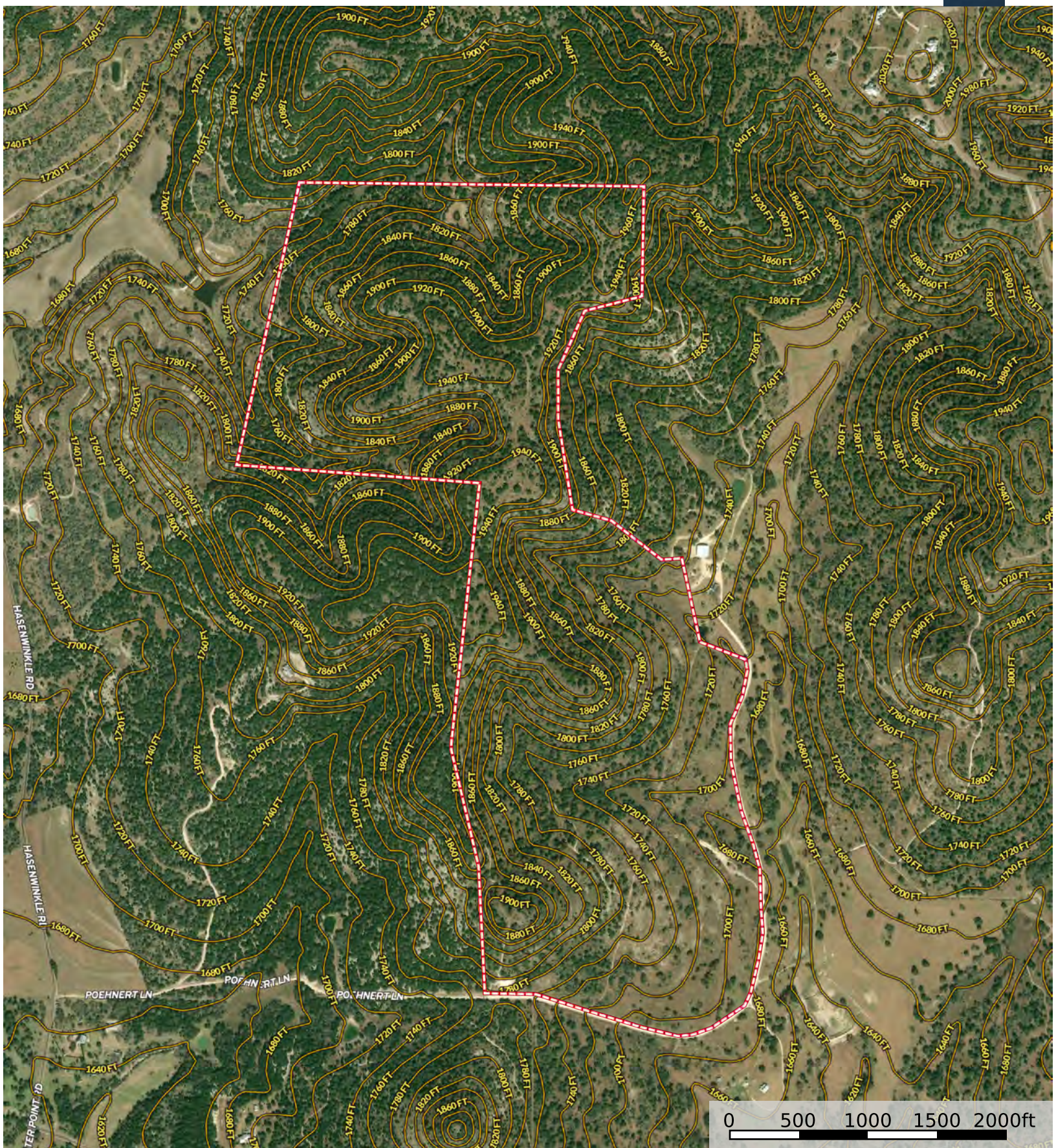
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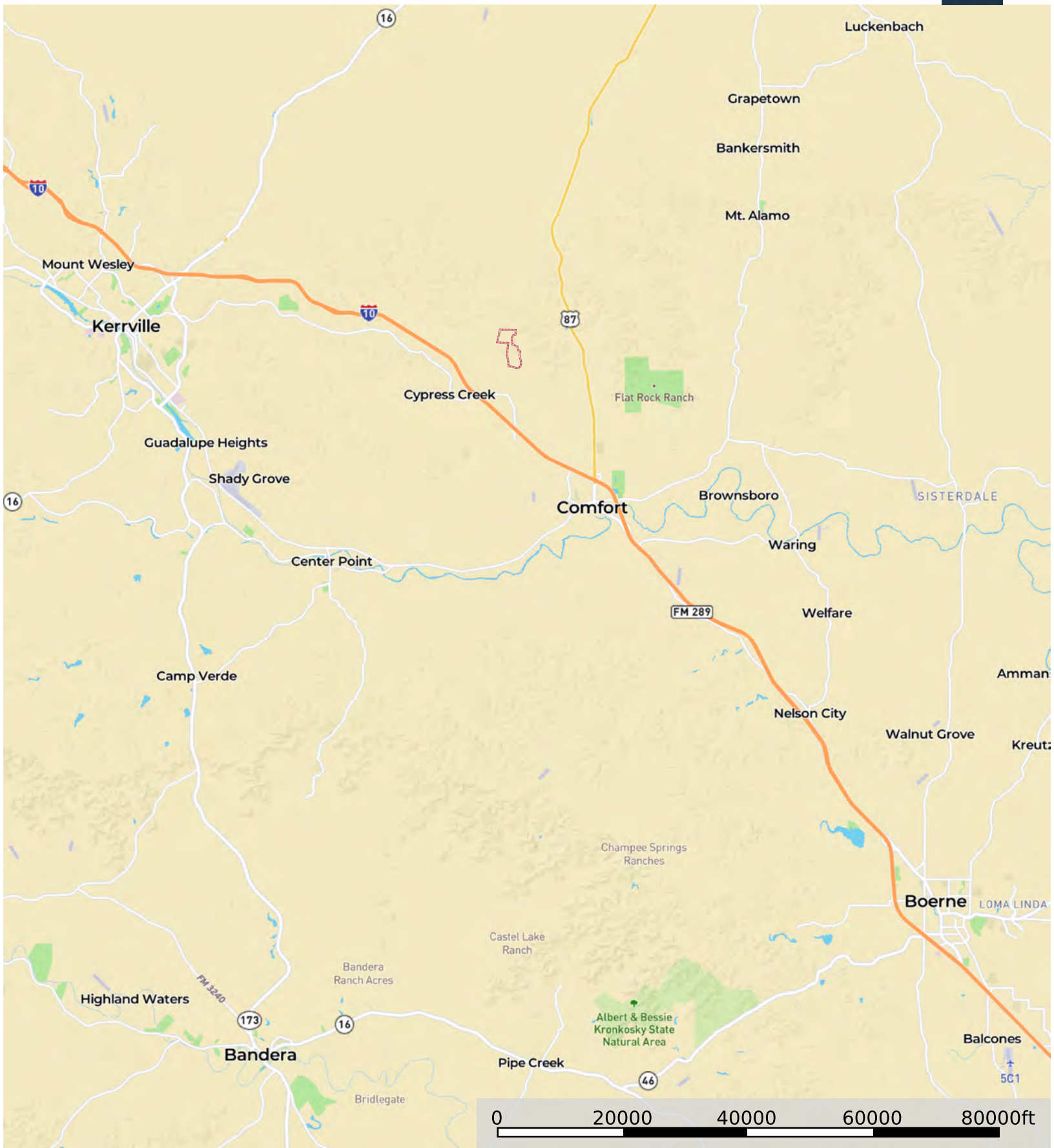
Boundary



Boundary

275 Hasenwinkel Rd Lot 3B Comfort, TX 78013

Kerr County, Texas, 266.62 AC +/-



Boundary