

# FOR SALE

HILL COUNTRY SKY RANCH

217 SADDLE WOOD TRAIL

COMFORT, TX 78013



## PROPERTY OVERVIEW

- » **LAND SIZE**  
±30 ACRES
- » **RANCH INCLUDES**  
VILLA AND GUEST HOUSE
- » **HUNTER'S PARADISE**  
WHITE TAIL/ AXIS DEER, TURKEY,  
DOVE & HOGS
- » **WILDLIFE MANAGEMENT**  
EXEMPTION FROM KENDALL COUNTY
- » **LAND FEATURES**  
FENCED ON ALL SIDES, STOCK TANK,  
& SEASONAL CREEK
- » **PRICE**  
\$2,300,000.00 | \$27,000 ACRE



**HENRY S. MILLER BROKERAGE, LLC**

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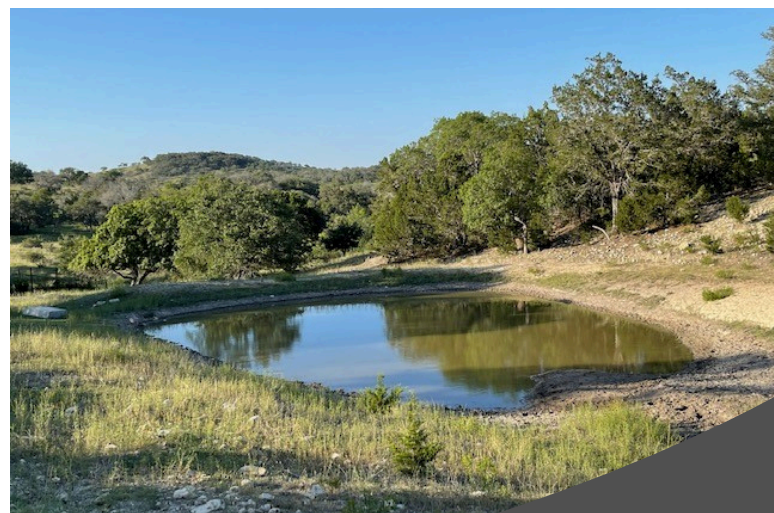
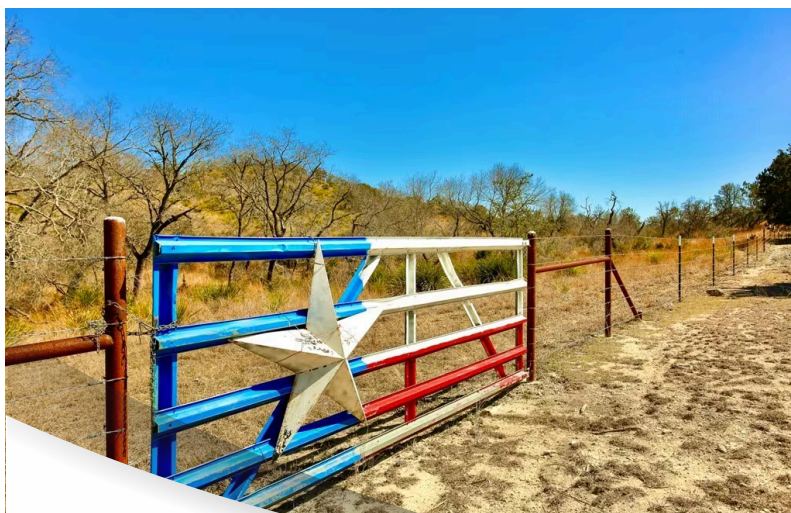
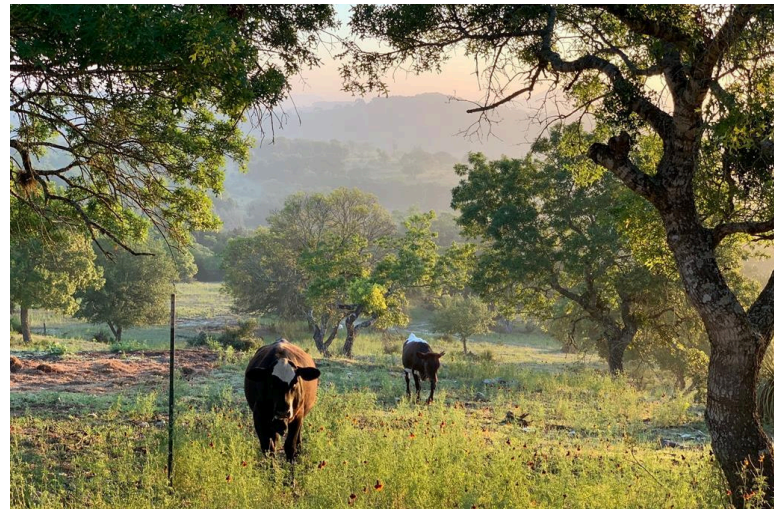
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## PROPERTY FEATURES

- » CUSTOM METAL & SOLAR GATE ENTRANCE
- » EXTENSIVE USE OF TILE & WINDOWS
- » 7 YEAR OLD VILLA (4 BD & 5 BA)
- » PRIVATE, SECLUDED LOCATION WITH NO HOA!

SKY RANCH IS CENTRALLY LOCATED NEAR WINERIES, SHOPPING IN FREDERICKSBURG, COMFORT, LUCKENBACH, AND SISTERDALE. JUST 40 MINUTES FROM SAN ANTONIO AND 1.5 HOURS FROM AUSTIN.



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