

10AC Improved Comfort/Boerne \$Flo

239 Flat Rock Creek Rd, Comfort, TX 78013

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REALTY Presented By:
eXp Realty



10AC Improved Comfort/Boerne Cash FlowOptions

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Property Details

Property is livestock proof with new horse-friendly 5-foot box wire- fence with pipe rail & corner posts & cedar stays. Entrance is direct road access. Pipe rail entrance provides a crushed Guadalupe River Rock driveway. 3 recently built mini cabins with toilette, shower, mini splits, already connected to new septic system.

Mini Cabins Ready to AirBnB for ready to go cash flow.

3 Tiers (Levels)

Tier 1 - 3 Mini Cabins

Lower parking pad keeps vehicles & trailers hidden yet readily accessible. This level features cleared trails and wooded area for walking trails.

Tier 2- Large metal hangar (loafing shed and tack/feed room), featuring two oversized foaling stalls. Can also be used for distribution or heavy equipment. Near loafing shed, newly prepped riding arena. Storage sheds, water well and house foundation ready prepped for a primary residence.

There is a hidden quarry on-site, with commercial grade caliche available to continue internal roadway construction. Nearby pond features gorgeous cliff-side placement and excellent, fast-fill water capture.

Tier 3- Top of Property. 3 acres of flat meadow featuring incredible 360-degree views. Elevated 36 x 36-foot platform provides a peaceful sanctuary for off-grid habitation. Platform is fully fenced and gated, with attached yard and large oak trees all around. This section is ideal for development, structures and building- with panoramic views.

The West-facing valley view sports Hill Country peaks and ridgelines, offering amazing sunset views. Top meadow has been cleared, leveled, and prepped- rich black soil invites gardening or mini crops.

3 Acre Tier 3 has plentiful room for additional homes, agricultural outbuildings, animal infrastructure, garages, workshops, orchards and gardens. The property has no restrictions nor zoning, allowing for the widest range of agricultural or recreational or income producing activities. Current use for the land is primarily horse-related.

The 3 tiered topography invites many other agricultural, agritourism, and recreational opportunities,

Price:	\$900,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Apartment Units
Sale Type:	Owner User
Total Lot Size:	10.30 AC
Sale Conditions:	Build to Suit
No. Lots:	1
Zoning Description:	OCL
APN / Parcel ID:	309547

including equestrian, world-class vineyard/winery, small row or olive tree crop cultivation, boutique livestock farming, and potential event venue.

To Convey with Sale: Professional Renderings will convey for a 3 bedroom, 2 bath, 2 story home with plenty of outdoor space to entertain a large group of family and friends. The stealthy black exterior and black metal roof are accented by large wooden beams with stacked stone pillars. Just inside the front door, is a massive 27' vaulted ceiling that covers the living room and most of the eat-in kitchen. Two bedrooms on the first-floor share a full bath and each have nice size reach-in closets. The oversized laundry room is perfect for a mudroom. L-shaped stairs lead to the master suite with a private lounging area that overlooks the great room. The master bathroom has a large shower and a nice walk-in closet.

Price: \$900,000

- Direct Road Access
- Short driving distance to Comfort & Boerne
- 27 Miles to much acclaimed Texas wineries of Fredericksburg
- 29 miles to Luckenbach Texas
- 22 Miles to Kerrville
- 31 miles to Cave without A Name

View the full listing here: <https://www.loopnet.com/Listing/239-Flat-Rock-Creek-Rd-Comfort-TX/38601411/>

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Location



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Property Photos



Comfort-9

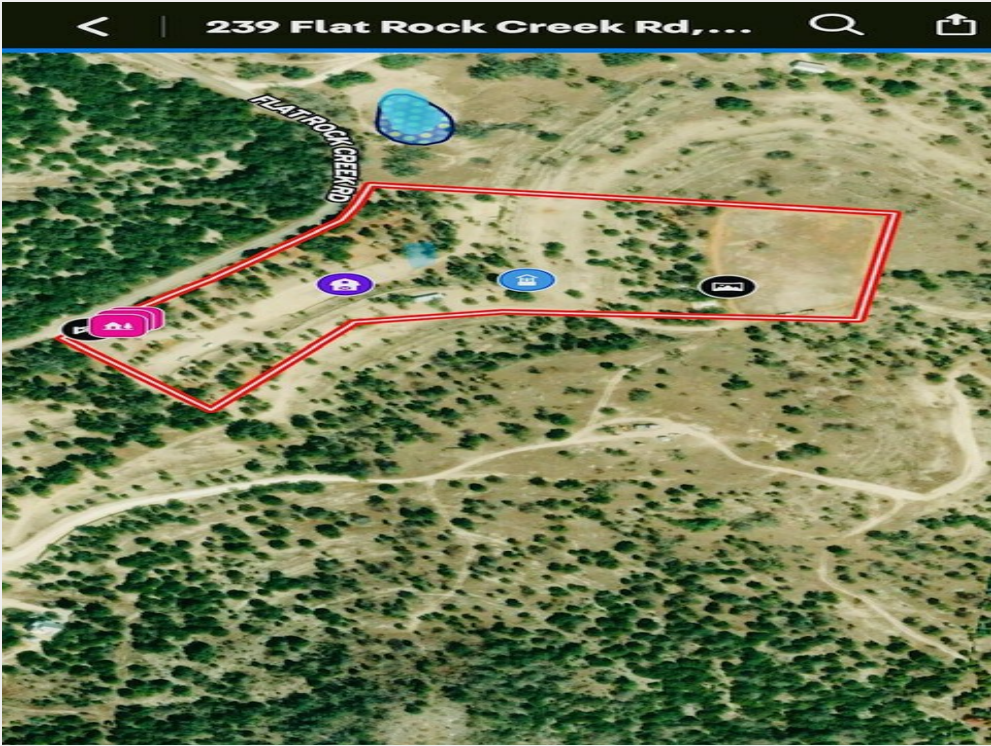


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Property Photos



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Property Photos



BOUNDARY



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