

## Stahl River Ranch Comfort, TX

## AT A GLANCE...

- 166+/- Acres located in Kendall County along the Guadalupe River.
- Over 5,300± feet of scenic Cypress lined Guadalupe River Frontage.
- Unique property that is available for the first time in generations.
- Great Recreational property with accessible river frontage.
- Original homestead offering modest accommodations for a weekend getaway.
- The river offers deep slow moving swimming and fishing holes along with swift moving rapids and a tall rock bluff backdrop.
- Fertile fields along the river are excellent for horses, cattle and hay production.
- Hunting is excellent with an abundance of axis, whitetail and turkey.
- Outstanding location being only 15 min or less from fine dining, shopping and groceries in up and coming Comfort TX.

Description: First time on the market, 166+/- Acre Guadalupe River Ranch in Kendall County. The Ranch has over 5,300 feet of pristine cypress lined Guadalupe River with great recreational appeal. This river frontage offers easy access to the water with a great picnic area perfect for family outings. With towering Cypress trees lining the banks you will experience the breathtaking beauty that only a Guadalupe River property can offer. This is a unique opportunity to acquire a River ranch property that has been in family for multiple generations and offers some of the best river frontage in the area.

Land: 166+/- Acres covered in a variety of Live oaks, Spanish oaks, Post oaks, Cedar Elms, Pecan and Misquote trees. The terrain is gently sloping down to the river banks with elevation changes of 1350ft to 1330ft. The boundary lines are fenced as well as interior cross fencing encompassing two large fields perfect for horses or improved grasses.

River: Over 5,300+/- feet of Guadalupe River frontage offering large Cypress lined banks with areas of shallow rapids and deep swimming holes. The has great recreational appeal with easily accessible banks and is great for fishing, swimming, tubing or just relaxing in the water.

Wildlife: There is plenty of native and exotic game on the property including Whitetail, Axis, turkey, dove and the occasional pig. There is plenty of cover for the wildlife and the property has great hunting appeal for all seasons.

Improvements: The original homestead is on the property offering modest accommodations for a summer weekend getaway or hunting quarters during season. One water well services the homestead and there are several out buildings and barns which offer plenty of storage for your recreational vehicles.

Location: Address is 132 River Bend Rd which is 10 minutes to Comfort, 20 Minutes to Boerne, 30 Minutes to Fredericksburg and 40 Minutes to the RIM & La Cantera in San Antonio.

Taxes: The property is currently ag exempt and the 2018 Taxes were \$1,068

Access: The property has roughly 1,500ft for road frontage along River Bend Rd and a entrance located at 132 River Bend Rd.

This is a rare opportunity to purchase 166+/- Acres with over a mile of Guadalupe river frontage with minimal improvements. This type of offering is very rare!

Call Dereck Syfert 830-377-5023 to schedule an appointment today.





DEDICATED. PASSIONATE. DRIVEN.

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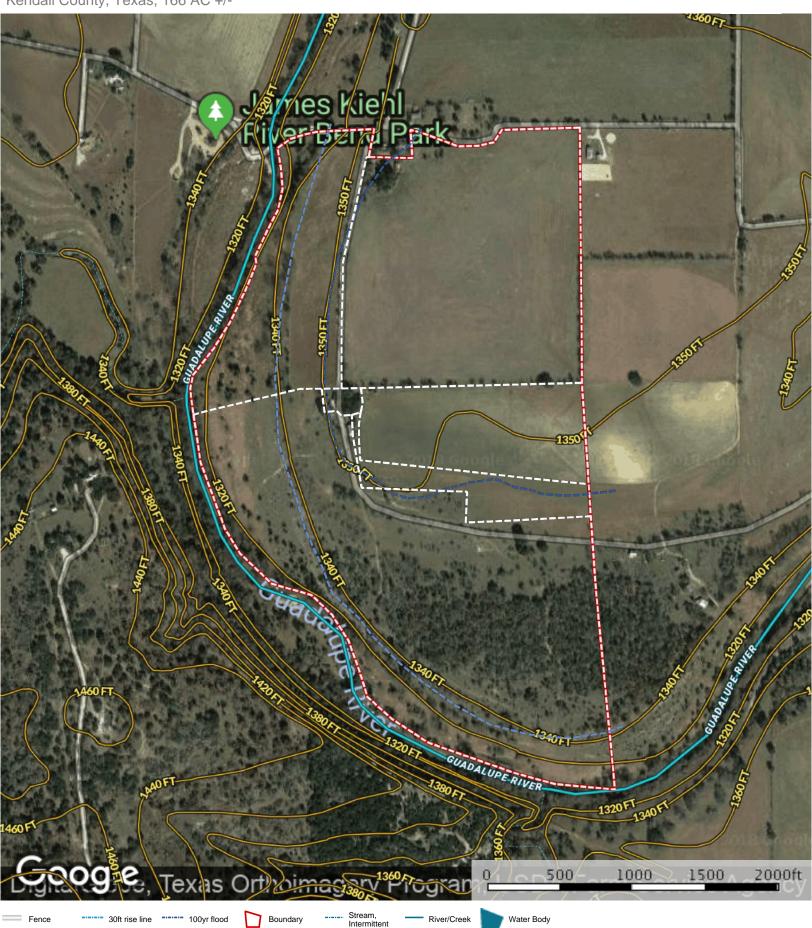




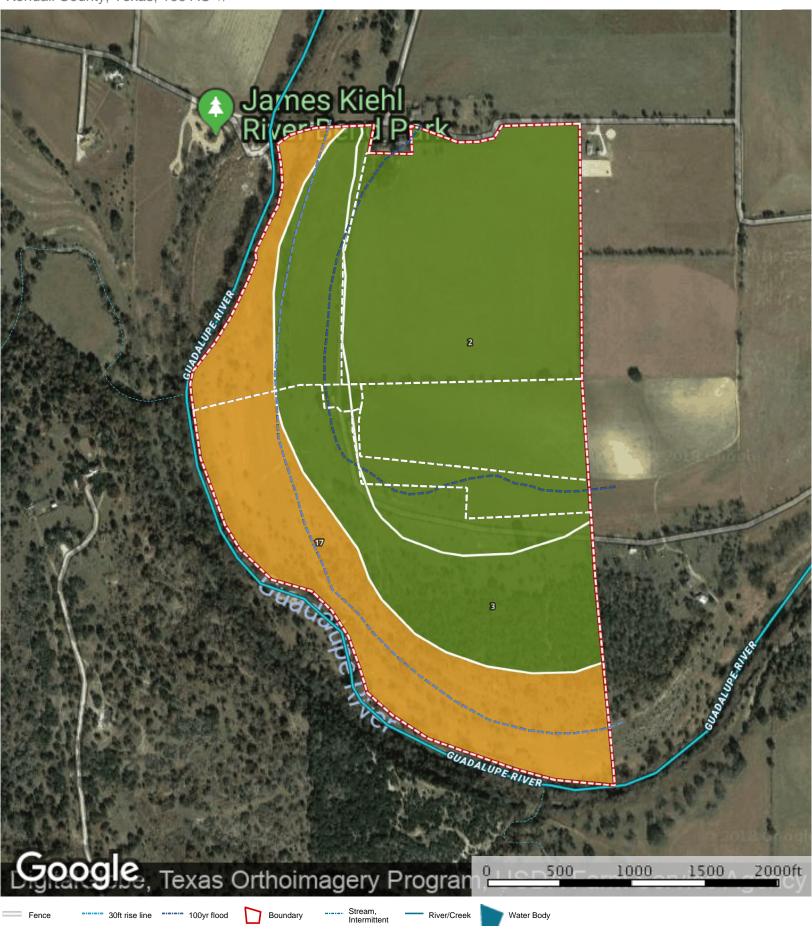
Kendall County, Texas, 166 AC +/-



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## | Boundary 164.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3	Boerne fine sandy loam, flooded	40.5	24.59	2e
17	Orif-Boerne association, frequently flooded, gently undulating	46.9	28.48	6s
2	Barbarosa silty clay loam, 0 to 1 percent slopes	77.3	46.93	2s
TOTALS		164.7	100%	3.14

Capability Legend												
Increased Limitations and Hazards												
Decreased Adaptability and Freedom of Choice Users												
Land, Capability Class(non-irrigated)	1	2	3	4	5	6	7	8				
'Wild Life'	•	•	•	•	•	•	•	•				
Forestry	•	•	•	•	•	٠	٠					
Limited	•	•	•	•	•	•	•					
Moderate	•	•	٠	•	•	•						
Intense	•	•	•	•	•							
Limited	•	•	•	•								
Moderate	•	•	•									
Intense	•	•										
Very Intense	•											
C												

## **Grazing Cultivation**

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water