

607± ACRES | KENDALL COUNTY, TEXAS



 **COLDWELL BANKER** | D'ANN HARPER, REALTORS®
LAND & RANCH

Finding You THE PERFECT PLACE TO HANG YOUR HAT

210.483.7500 ★ TexasLandAndRanch.com



607± ACRES | KENDALL COUNTY, TX | \$30,400,000

NORTHERN TRACT 282± ACRES \$14,100,00 | SOUTHERN TRACT 326± ACRES \$16,300,00

STUNNING ACREAGE ADJACENT TO TAPATIO SPRINGS RESORT!

Opportunities for properties like this do not come along often! This sprawling 607+/- acres is situated on either side of Tapatio East Dr adjacent to the stunning 224 +/- acre Tapatio Springs Resort. The northern piece is approximately 282+/- acres and borders the master planned Tapatio Springs Resort directly. On the southern side of Tapatio East Dr is approximately 326+/- pristine acres ready to enjoy! Both properties boast infinite hill country views in all directions. Located in the heart of the Texas hill country just 5 miles from growing Boerne and 4 miles from Interstate 10. San Antonio is a short 15-minute drive away providing limitless access to activities and infrastructure. Immediately adjacent to the land is the world class Tapatio Springs Resort. Boasting an immaculate 18-hole golf course dotted with water features and rock cliffs, this course is as challenging as it is beautiful. A brand-new club house and conference center overlook the course while featuring fantastic dining options. In addition, Tapatio Springs Resort boasts a conference center, luxurious pool, and wonderful lodging helping to round out the hill country resort experience.

The northern tract has around 5400 ft of road frontage while the southern piece has approximately 4400 ft. The southern property also has an access point from the south on Indian Spring Rd. Underground Bandera electric power is already in place running the length of both tracts' road frontage. Water and sewer are available via San Jose Water Company. Countless stunning mature trees dot the landscape including live oaks and blue oaks. This ranch is home to a plethora of wildlife including axis, whitetail, turkey, and dove! Extensive removal of cedars has been done on both parcels allowing for ease of access from the public road. Pieces of land don't come along often featuring this combination of natural beauty, views, location, and access to amenities. Call Gaines Slade to setup your private showing. 830-469-3022

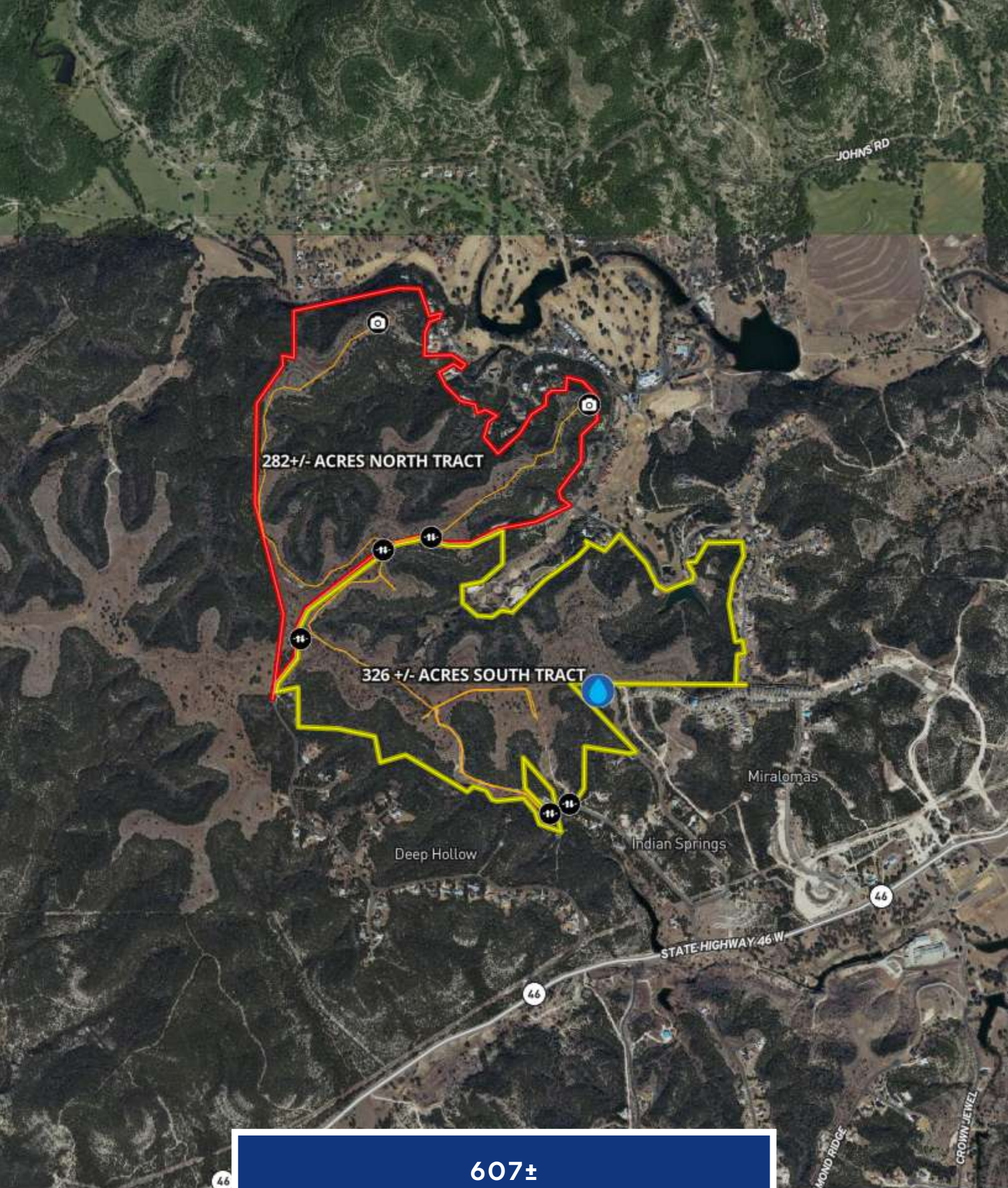
- A GOLF CART RIDE AWAY FROM INCREDIBLE TAPATIO SPRINGS RESORT AMENITIES
- PROPERTY OVERLOOKS TAPATIO SPRINGS RESORT 18 HOLE CHAMPIONSHIP GOLF COURSE
- WORLD CLASS CLUB HOUSE, POOL, LODGING AND DINING ARE JUST A GOLF CART RIDE AWAY
- A NORTHERN PARCEL OF 282+/- ACRES AND A SOUTHERN PARCEL OF 326+/- ACRES. AVAILABLE SEPARATE OR TOGETHER.
- 5 MILES FROM BOERNE
- 4 MILES FROM I-10
- 15 MILES FROM SAN ANTONIO
- BANDERA ELECTRIC UNDERGROUND POWER IN PLACE

- SAN JOSE WATER COMPANY WATER/SEWER AVAILABLE
- TREMENDOUS 20 MILE VIEWS AVAILABLE ALL OVER THE RANCH
- GOLF CART RIDE AWAY FROM INCREDIBLE AMENITIES
- EXTENSIVE CLEARING DONE OF CEDARS
- BEAUTIFUL OAKS DOT THE LANDSCAPE
- ROLLING TOPOGRAPHY
- TEEMING WITH WILDLIFE
- OVER 4000 FT OF ROAD FRONTAGE FOR EACH TRACT
- TAPATIO E DRIVE DIVIDES BOTH TRACTS

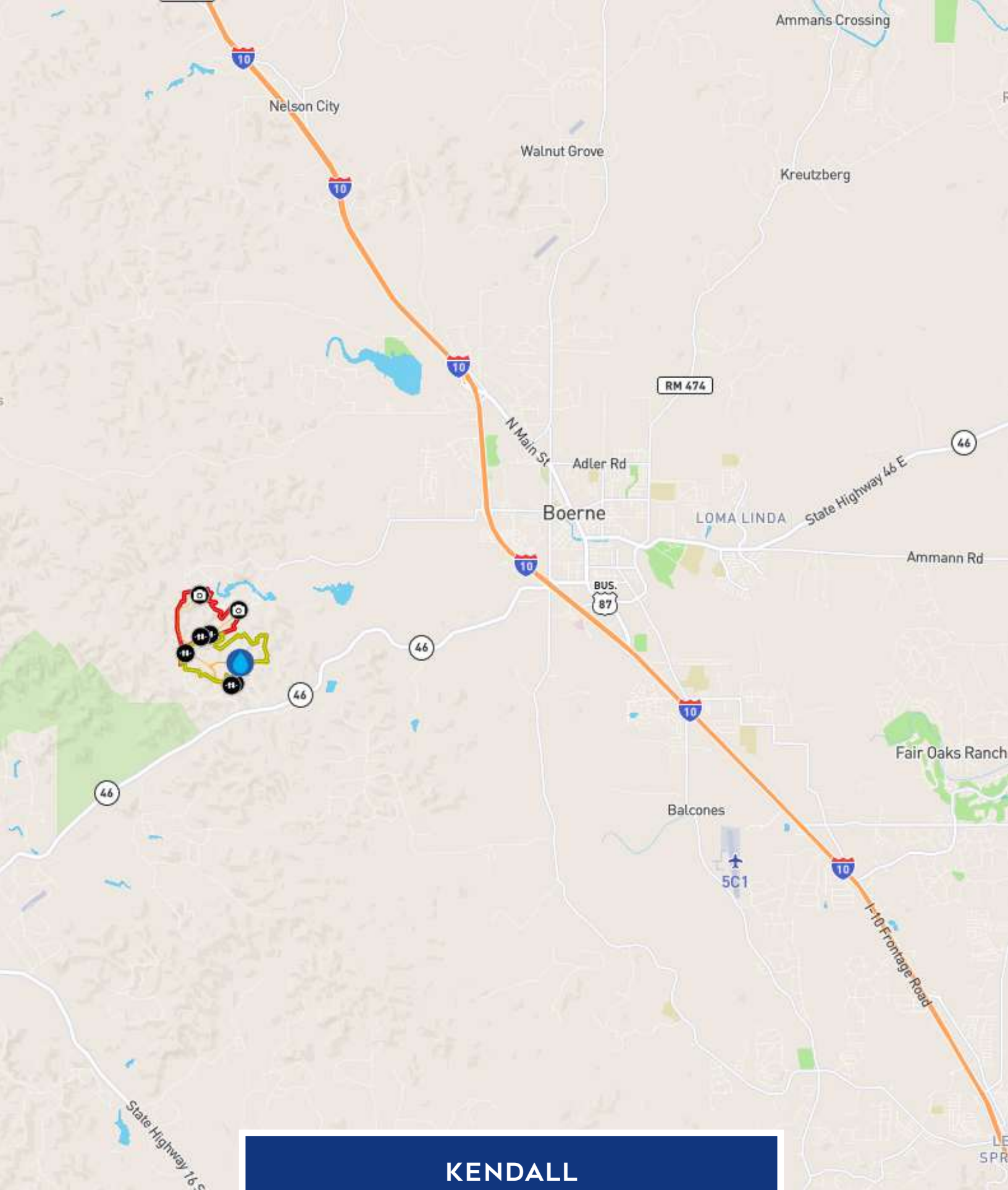








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