

SISTERDALE LANDING RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Sisterdale Landing Ranch is a premier Hill Country property, ideally located in one of the region's most desirable areas. With sweeping views, live water, and versatile improvements already in place, this ranch offers endless potential for its next steward. The Sisterdale area is among the most sought-after in the Hill Country. Located just minutes from the thriving historic Hill Country towns of Boerne, Comfort, Fredericksburg and only 45 minutes from the heart of downtown San Antonio.

IMPROVEMENTS

The property includes a variety of structural improvements, thoughtfully designed with rock siding that complements the natural Hill Country setting. These versatile buildings offer a range of potential uses, providing flexibility for the next owner to shape the ranch to fit their vision.

300± Acres
Kendall County



IMPROVEMENTS CONT.

- Beautiful Stone Main Entrance
- Historic Rock Home
- Headquarters' Main Building: with office, barn, kitchen and 4 Bedrooms
- Three Separate Guest Cabins: 2 bedrooms and 1 bathroom in each
- Foreman's House
- Horse Stable
- Horse Barn
- Lighted Riding Arena
- Several Additional Barns and Outbuildings
- Fencing: Ample pipe cross fencing for horse turnouts and pasture rotation
- 3,300± ft. Paved Runway
- All-Weather Road System

300± Acres
Kendall County



WATER

A highlight of the property is its 270± feet of Guadalupe River frontage, offering a private, park-like setting perfect for swimming, fishing, and canoeing. For a longer outing, the Sisterdale Road crossing just 2.3 miles downstream provides an excellent take-out point for kayaking or canoe trips. The ranch is also well-supported with two water wells that provide reliable service to all existing improvements.

VEGETATION / ELEVATION

The landscape of the ranch is as scenic as it is diverse. Towering cypress trees line the banks of the Guadalupe River, while majestic live oaks are scattered across the property, creating a classic Hill Country backdrop. Though some cedar remains, the majority has been selectively cleared, allowing native grasses to thrive. The ranch's fertile soils and open pastures make it particularly well-suited for horses or other livestock. Adding to its appeal is the dramatic 200± feet of elevation change, which not only enhances the character of the land but also provides multiple vantage points with breathtaking long-range views. Elevation ranges from approximately 1,440± feet at the main entrance down to 1,240± feet along the Guadalupe River, showcasing the property's remarkable topography.

300± Acres

Kendall County



300± Acres
Kendall County



WILDLIFE

The ranch supports an abundance of native wildlife, including white-tailed deer, turkey, dove, feral hogs, and varmints, with the added bonus of free-ranging Axis deer in the area. For anglers, the Guadalupe River offers excellent fishing opportunities, with healthy populations of bass, catfish, and perch.

MINERALS

Surface only – No production.

TAXES

\$6,276.65± - 2024. Ag Exemption.

300± Acres
Kendall County

MAP

[Click here to view map](#)



 Boundary

300± Acres
Kendall County



300 ± ACRES
KENDALL COUNTY
1033 FM 473
BOERNE, TX, 78006

There is a 3,300± ft. paved runway located on the property. 3,400± ft of paved frontage on FM 473 makes for easy access and the property is located 1.5± miles W of Sisterdale, 11± miles E of Comfort, 14± miles N of Boerne, 27± miles S of Fredericksburg, 47± miles NW of San Antonio, 80± miles SW of Austin and 220± miles W of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

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