

Facts

Acreage	117
County	Kendall
State	Texas
Listing Price	\$15,000,000
Listing #	12694975

LIVE WATER PROPERTY WITH FRONTAGE ON FREDERICK CREEK AND INTERSTATE IH 10.

Great location on IH 10 west frontage road between Fm 46 and Johns Road. Minutes from Boerne's bustling city center and San Antonio's outskirts is Winsbrook Ranch, a 117 +/- acre live water ranch replete with the natural, established beauty of the Texas hill country. The property's 860 feet of frontage comes development-ready with an installed water line, nearby sewer utilities, and easy access directly off Interstate 10. This, along with its winding water feature and picturesque landscape, makes this ranch among the last of its kind for sheer size, quality, and beauty.

The live water Frederick Creek, which boasts 4,100 +/- square feet of creek frontage and marks the southern boundary of the property, is dammed to ensure a minimal floodplain and year-round, active flow. Avid fishers will discover a diverse fish population, including largemouth bass, sunfish, and catfish.

Find respite beneath any of the native oak trees that help comprise the swaths of deep woodlands and complement the hills and pastures of the ranch. The diversity of the terrain attracts such wildlife as whitetail deer, turkey, and hogs, along with other, various critters that call the hill country home.

With spectacular property views overlooking the creek, the ranch house itself was custom built from stone in 1988. Around 7,227 square feet of building encompasses 3 bedrooms, 4 bathrooms, 2 half-bathrooms, spacious living and dining rooms, a game room, ample storage and outdoor living space, a three-car garage, and a greenhouse.

There is also a 2,880 square foot horse barn, complete with a tack room and turnout pen, and a compact guest house situated a distance to the north from the ranch house. As an additional bonus, the property also maintains a historic dog-run house from the 1800s and a small, functional smokehouse.

This ranch is currently under an agriculture tax exemption. In addition to Frederick Creek there is a domestic water well that provides water to the houses and barn.