

\$1,250,000 - 5800 Fm 32 Tract 3, Fischer

MLS® #1267178

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 25.00 Acres

Ranches at Sentinel Peak, Fischer, TX

Tract 3 at the Ranches at Sentinel Peak is its own private hilltop retreat ~ offering phenomenal 360 panoramic views of the Wimberley Valley and Devil's Backbone. The Ranches at Sentinel Peak is named for the Lone Oak, standing atop the highest peak. This majestic "sentinel" stands watch over the 430-acre ranch and is the prominent landmark visible throughout the property. The community is mostly bordered by conservation land, while the entire northern side is a 500+ acre Blanco River Park owned by Hays County. This will preserve the natural beauty of the surrounding tracts for years to come. A quiet and serene respite while being conveniently located midway between Austin and San Antonio. Austin Bergstrom and San Antonio International airports are each less than an hour away as are the city's restaurants, sporting events, and live music. Closer still are Wimberley, San Marcos, Johnson City, providing its owners the best of both worlds---a private and peaceful sanctuary for living, coupled with easy access to all the wonderful opportunities nearby. The Ranches at Sentinel Peak's true value is in the land itself. You will find sprawling hilltop homesites with expansive vistas and low land with fertile pastures. This unique community will offer low taxes with a community wildlife exemption and sensible restrictions. Soon to be fenced and gated. Choose your own builder and build on your own timeline. There is plenty of room for your vineyard, gardens, a guest house for



friends, and a barn for the horses! Create your Hill Country getaway on one of the last scenic pieces of land available in the area.

Essential Information

ListingFeed	abor_vow
MLS® #	1267178
List Price	\$1,250,000
Sale Price	\$1,350,000
Sale Date	June 10th, 2022
Bathrooms	0.00
Acres	25.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	5800 Fm 32 Tract 3
Subdivision	Ranches at Sentinel Peak
City	Fischer
County	Comal
State	TX
Zip Code	78676

Amenities

Utilities	Electricity Available, Sewer Not Available, Water Not Available
View	Hills, Panoramic
Waterfront	None

Exterior

Lot Description	Bluff, Gentle Sloping, Open Lot, Private, Trees Large Size, Trees Medium Size, Views, Rolling Slope
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School Information

District	Comal ISD
Elementary	Mountain Valley
Middle	Mountain Valley Middle
High	Canyon Lake