

\$3,250,000 - 136 Fm 1621, Comfort

MLS® #1625768

\$3,250,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 54.59 Acres

None, Comfort, TX

Have you been looking for your perfect Hill Country live water property? If so, look no further than Comfort on the Guad. Located a short 1.5 miles east of IH-10 and only 3 miles from Comfort, Texas sits a stunning 56 acre blank canvas ready for new ownership to make their own. Comfort on the Guad offers +/- 860 of pristine Guadalupe River Frontage lined with huge cypress trees and is the perfect mix of shallow river beds, beautiful rapids, and deep swimming holes, all sure to appease your recreational needs. With fee simple access directly off FM 1621, the ranch offers numerous build sites with long views of the beautiful Texas hill country, gentle rolling topography, and scattered live oaks with cedar strategically cleared throughout the property. Rounding out the ranches attributes is the abundance of free ranging trophy axis, whitetail deer, and turkey, all which add to the properties endless recreational value. Contact Capital Ranch Sales today to schedule your private showing and to make Comfort on the Guad your next homestead of hill country escape!



Essential Information

ListingFeed	abor_vow
MLS® #	1625768
List Price	\$3,250,000
Sale Price	\$3,050,000

Sale Date	November 15th, 2023
Bathrooms	0.00
Acres	54.59
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	136 Fm 1621
Subdivision	None
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Utilities	Electricity Available
View	River
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description	See Remarks
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School Information

District	Comfort Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District