

# \$5,400,000 - 1135 Fm 473, Boerne

MLS® #1724105

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## \$5,400,000

1 Bedroom, 1.00 Bathroom, 1,800 sqft  
Farms and Ranches on 269.21 Acres

N/A, Boerne, TX

Sisterdale Ranch is a breathtaking high fenced 269+ acre hunting and sporting ranch with just under 2,500 feet of FM 473 frontage and Sisterdale rd access! Ideally located minutes from Sisterdale Dance Hall, 25 minutes from Boerne, 30 minutes from Fredericksburg wine country, and just 45 minutes from San Antonio!! This is the ranch everyone dreams of and has everything you need including a Bardominium/1800 sqft Shop with roll up doors and covered patios on both sides. The property has been meticulously maintained and ready for hunting with mature Axis and White Tail on the property. Water troughs, corn and protein feeders are plentiful and have been strategically placed throughout the ranch. This ranch is on the south side of FM 473, with a private gravel road running down the western boundary and the eastern boundary runs along West Sister Creek. Ranch boasts a gently rolling slope topography with an elevation change of approximately 120', beautiful views of the surrounding Texas Hill Country. The ranch is native pasture with beautiful tree and brush coverage. Sisterdale Ranch is a stunning hunting ranch that is ideally located in a highly sought-after area of the Texas Hill Country, with excellent frontage to FM 473. This is a rare opportunity!

Built in 2018

## Essential Information



ListingFeed	sabor_vow_sold
MLS® #	1724105
List Price	\$5,400,000
Sale Price	\$4,750,000
Sale Date	April 19th, 2024
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,800
Acres	269.21
Year Built	2018
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

### **Community Information**

Address	1135 Fm 473
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006

### **Amenities**

Utilities	Electricity, Water
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### **Exterior**

Exterior Features	Creek, Fenced, Garage, House
Lot Description	Hunting Permitted, Mature Trees (ext feat), Partially Wooded

### **School Information**

District	Comfort ISD
Elementary	Comfort
Middle	Comfort
High	Comfort