

\$1,499,950 - 275 Hasenwinkel Rd Lot 1, Comfort

MLS® #1742435

\$1,499,950

1 Bedroom, 2.00 Bathroom, 1,920 sqft
Farms and Ranches on 62.16 Acres

N/A, Comfort, TX

A secluded yet convenient residential/recreational property with classic Hill Country topography and long-range views. This 62-acre tract is part of the 800-acre Hall Ranch that has been subdivided into only 4 tracts to conserve open space. The 1920 sq. ft. farmhouse has 1 bedroom, flex room, and 1.5 baths. This home could be used as a primary space or temporary living quarters while you build your dream home. The property has 140' of elevation change, a wet weather creek/pond area, and is covered with Live Oaks and Spanish Oaks. Sit on the back porch and watch Whitetail Deer and Axis deer at the nearby feeder. The property is 10 minutes from Comfort, less than 30 minutes to Kerrville, Fredericksburg, and Boerne, and under an hour to San Antonio. This property is classic Hill Country ranging from heavily wooded hillsides to fertile low-lying pastures with over 140' of elevation change. Looking south from the property one can't help but gaze over the Guadalupe River/Cypress Creek Valley. This impressive long-range view can also be seen from the home. The western half of the property is heavily wooded and provides great cover for wildlife. The eastern half is lightly wooded pasture with a creek/pond along the eastern boundary. Along this creek, you'll find towering mature trees that line the large limestone rock ledge. Wildlife observed on the property include Whitetail, Axis, Sika deer, Dove, and Turkey. The recently remodeled Farmhouse has an eclectic but



modern feel with an open concept living room and kitchen, high ceilings, a large wood-burning fireplace, 1 bedroom with a walk-in closet, one full bath with soaking tub and stand-alone shower, a flex room that could serve as an office or extra bedroom, and half bath. There are lots of large windows to take advantage of the natural light. The home has all new wood laminate flooring, new wiring, and all new plumbing. The exterior of the home has native limestone on 3 sides and hardi-siding on the other. Water is provided by a well just to the north of the house. The well is approximately 240' deep and had a new pump installed in 2023. Two water troughs are supplied by the well. There is interior fencing around the home as well as several other pastures/paddocks and a set of pens for livestock. A conventional septic system services the home. Electricity is provided by Central Texas Electric Cooperative. The property is accessed via two easements starting at Hasenwinkel Rd. Both easements are recorded with Kerr County and include maintenance agreements. Sensible restrictions apply including but not limited to site-built homes only, no short-term rentals, and no future subdividing.

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1742435
List Price	\$1,499,950
Sale Price	\$1,400,000
Sale Date	June 20th, 2024
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,920

Acres	62.16
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	275 Hasenwinkel Rd Lot 1
Subdivision	N/A
City	Comfort
County	Kerr
State	TX
Zip Code	78013

Amenities

Utilities	Electricity, Water
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School Information

District	Comfort ISD
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable