

\$1,395,000 - 5800 Fm 32 Tract 4, Fischer

MLS® #2135930

\$1,395,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 31.00 Acres

Ranches at Sentinel Peak, Fischer, TX

RanchesAtSentinelPeak.com Dream opportunity!! Stunning 31-acre equestrian tract in the Ranches at Sentinel Peak offering majestic western and eastern views. This is a prime tract, the perfect spot to build your equestrian dream estate. Currently, this tract features two large red metal barns with horse facilities including stalls, feed and tack rooms, pipe fenced paddocks, a huge covered arena with facilities, and a guest house. Well, and septic are in place for the current improvements. Live in the guest house while you build. The Ranches at Sentinel Peak is named for the Lone Oak, standing atop the highest peak at 1,250 feet. This majestic "œsentinel" 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 beauty of the surrounding tracts for years to come. Offering a quiet and serene setting and being conveniently located. Need to get to the airport or want to enjoy a sporting event or live music? Austin and San Antonio are each less than an hour away. With easy access to 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 opportunities nearby. The true value is in the land itself. You will find sprawling groves of



oak trees as well as hilltop homesites with expansive vistas and spring-fed grottos. A unique community that 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! Create your Hill Country getaway on one of the last scenic pieces of land available in the area. Let your imagination run wild and build the gathering place youâ€™ve always dreamed of.

Essential Information

ListingFeed	abor_vow
MLS® #	2135930
List Price	\$1,395,000
Sale Price	\$1,395,000
Sale Date	December 30th, 2021
Bathrooms	0.00
Acres	31.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	5800 Fm 32 Tract 4
Subdivision	Ranches at Sentinel Peak
City	Fischer
County	Comal
State	TX
Zip Code	78676

Amenities

Utilities	Electricity Available, Sewer Connected, Water Available
View	Hills, Panoramic
Waterfront	None

Interior

Heating None

Cooling None

Exterior

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

School Information

District Comal ISD

Elementary Mountain Valley

Middle Mountain Valley Middle

High Canyon Lake