

# \$4,995,000 - Fm 32, Fischer

MLS® #2157790

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## \$4,995,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 234.53 Acres

F Rauch Surv #930 Abs #954, Fischer, TX

234.52 acres raw land with direct access off  
FM 32 in Comal County, TX.

This ranch offers an excellent location in Comal County between Fischer and San Marcos just a few minutes from Canyon Lake High School. Large bulk parcels in Comal County are becoming a rare gem. The property offers excellent long range views and valley views with multiple 1,200+ hilltop elevations. Extensive cedar clearing has been done to open up the views and showcase the excellent oak varieties of tree cover. An interior artery road was also cleared to access this ranch.

There is a possible water line running along the South border of the property. Buyer to verify. There is an approved entrance permit from TXDOT off FM32. Recent perimeter fencing completed. The property may be divided into no more than 12 parcels.



## Essential Information

ListingFeed	abor_vow
MLS® #	2157790
List Price	\$4,995,000
Sale Price	\$4,095,000
Sale Date	June 20th, 2024
Bathrooms	0.00
Acres	234.53
Type	Farms and Ranches

Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	Fm 32
Subdivision	F Rauch Surv #930 Abs #954
City	Fischer
County	Comal
State	TX
Zip Code	78623

### **Amenities**

Utilities	Electricity Available
View	Hills
Waterfront	None

### **Exterior**

Lot Description	Many Trees
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### **School Information**

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