

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

MLS® #5942899

\$1,499,950

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

NA, 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 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.

Multiple acreage options available- 328 Ac.

#9080887 266 Ac. #6537907

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	5942899
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
Year Built	2023
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

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

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Restaurant
Parking	Circular Driveway
View	Hills, Pasture, Rural, Creek/Stream, Trees/Woods
Waterfront	Creek, Seasonal
Has Pool	Yes

Interior

Interior	Laminate
Appliances	See Remarks
Heating	See Remarks
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Agricultural, Rolling Slope, Rock Outcropping, Many Trees, Views
Windows	See Remarks
Roof	Metal
Construction	HardiPlank Type, Stone
Foundation	See Remarks

School Information

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