

ESTRELLA RANCH

~310 ACRES

KENDALL COUNTY

SISTERDALE, TEXAS

“Land is not merely soil, it is a fountain of energy flowing through a circuit of soils, plants and animals.”

~ Aldo Leopold

Estrella Ranch

DESCRIPTION:

The Estrella Ranch is approx. 310 acres of rolling topography located just outside of Historic Sisterdale, Texas. Sisterdale formed as an early (1840's) German Latin Colony and today it is home to a winery, dancehall, general store, restaurants, and a few B&B's. The Ranch has about 2,500' of frontage on the Guadalupe River and 1,000' of frontage on FM 473 and is 12 minutes from Comfort (nearest groceries), 20 minutes to Boerne, 1 hour to San Antonio, 1.5 hr.'s to Austin, and only 17 minutes to Luckenbach.

IMPROVEMENTS:

The main house on the ranch sits on top of a rock bluff overlooking the Guadalupe river with over 6,900 sq. ft. of HVAC living space and over 10,000 total sq. ft. under roof. The home was built by Don Craighead in 2007 and consist of 4 BR's, 4.5 baths with a theater room, exercise room, sitting room, and 4 fireplaces. As you make your way outside you will find a negative edge pool with a large patio for entertaining and a large viewing deck on the edge of the bluff to take in the cypress-lined Guadalupe river valley and the manicured landscaping around the house.

A second home is about a half mile away and consist of approx. 2,000 sq. ft. with a nicely landscaped fenced in yard with and 3 br's, and 2 baths.

There is a third workers quarters in one of the barndominium with 2 br's and 1 bath.

Other improvements consist of over 10,000 linear feet of paved roads constructed by the Dean Word company, all buried utilities, 1 acre constant level pond stocked with bass and catfish with sitting deck and sporting clays shooting stand, two nice storage barns, a 5 stall indoor & outdoor dog barn with AC/Heat, elaborate greenhouse, 6 stall horse barn with feed room, office, and 3 five acre turn out pens.

WATER:

The Estrella ranch fronts the Guadalupe river for over a half mile with portions of it being over 130' wide consisting of deep holes for swimming and fishing along with shallow areas and rapids. There is also a 1 acre constant level pond stocked with bass and catfish. In addition to those surface water features the ranch also has 3 cow creek water wells with approx. 17,000 gallons of storage tanks and a submersible pump in the river to supplement the yards sprinkler system and the barn water.

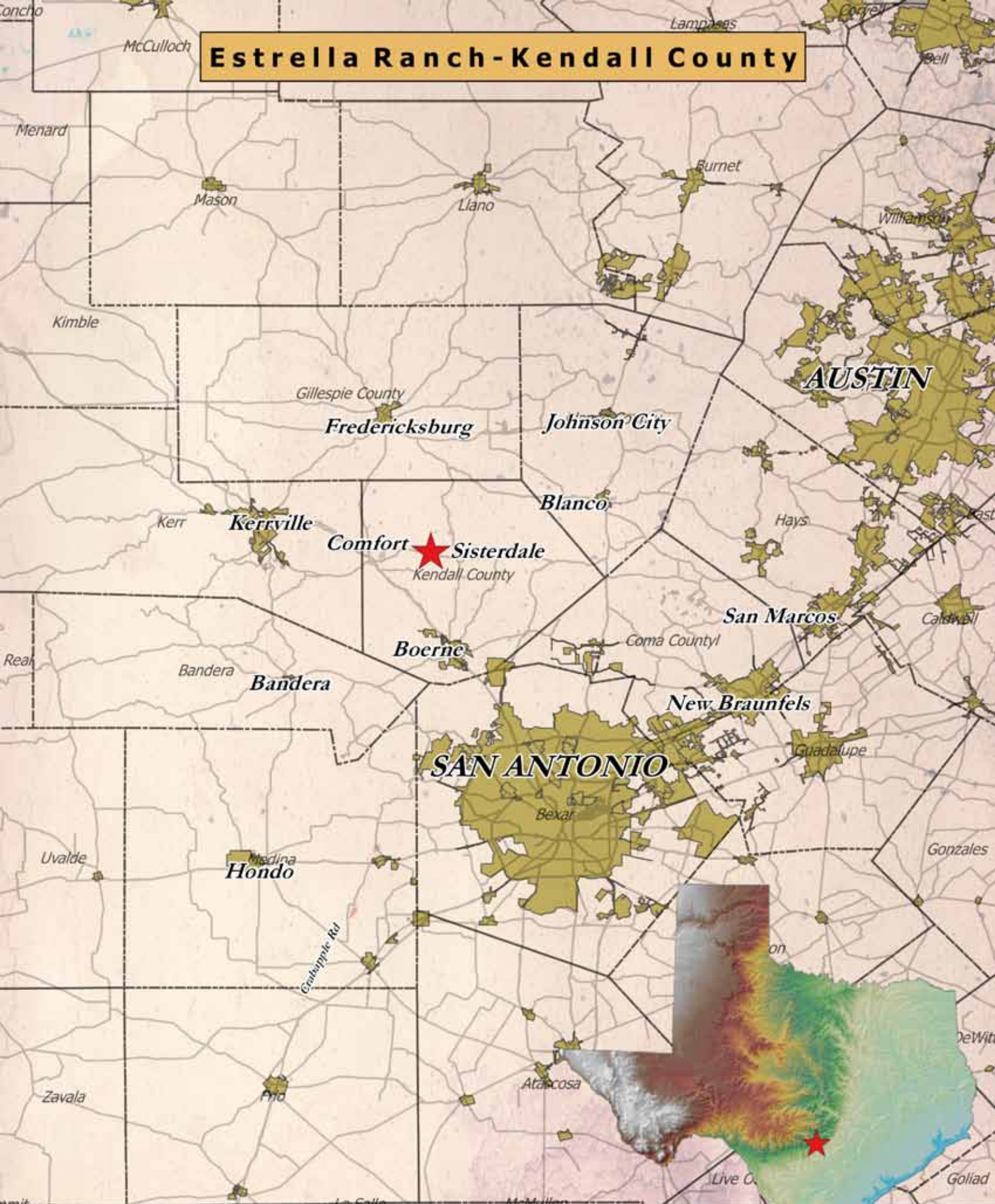
WILDLIFE:

The ranch is home to all native hill country species including whitetail deer, axis, and turkey. The ranch is high fenced on the East and West boundaries. The owner has also placed the property under a wildlife exemption to keep the taxes low.

MINERALS:

The seller will convey all owned minerals in his possession.

Estrella Ranch-Kendall County



1 inch = 15 miles



0 10 20 30 40 50 Mi.

Estrella Ranch - Aerial



Map holds no warranties express or implied

1 inch = 1,000 ft

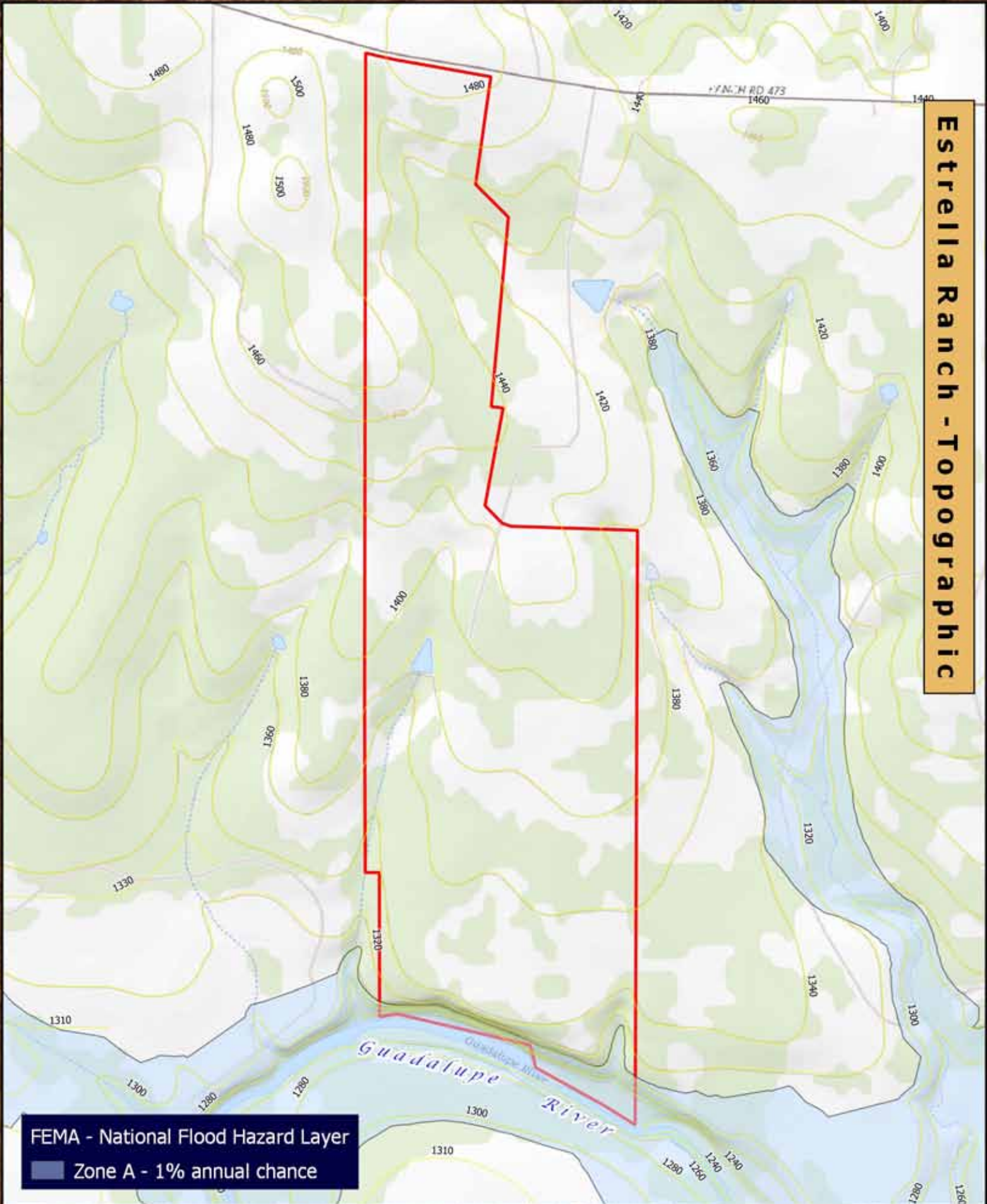
0 0.1 0.2 0.3 0.4 0.5 Miles



+/- 310 acers
Kendall County
Sisterdale, Texas



Estrella Ranch - Topographic



FEMA - National Flood Hazard Layer
Zone A - 1% annual chance

Map holds no warranties express or implied

1 inch = 1,000 ft

0 0.1 0.2 0.3 0.4 0.5 Miles

+/- 310 acers
Kendall County
Sisterdale, Texas







STRANSKY
PROPERTIES



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