

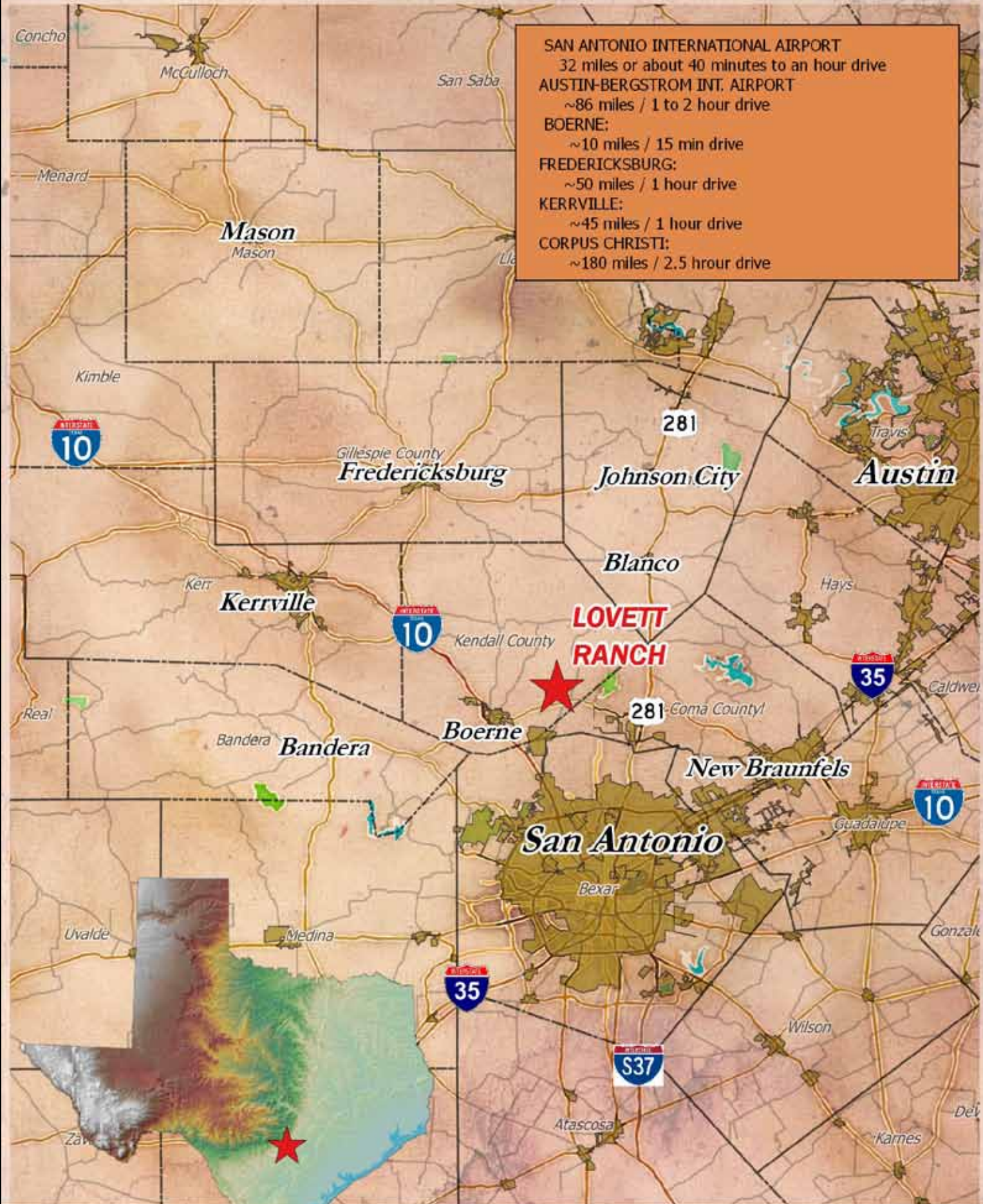
# LOVETT RANCH



A ~390 ACRE PROPERTY  
KENDALL COUNTY  
BOERNE, TX



**SAN ANTONIO INTERNATIONAL AIRPORT**  
 32 miles or about 40 minutes to an hour drive  
**AUSTIN-BERGSTROM INT. AIRPORT**  
 ~86 miles / 1 to 2 hour drive  
**BOERNE:**  
 ~10 miles / 15 min drive  
**FREDERICKSBURG:**  
 ~50 miles / 1 hour drive  
**KERRVILLE:**  
 ~45 miles / 1 hour drive  
**CORPUS CHRISTI:**  
 ~180 miles / 2.5 hour drive



Map holds no warranties express or implied

0 10 20 30 Mi.



# About

The Lovett ranch is +/-390 acres located in Boerne, TX and Kendall County at the end of Joe Klar road surrounded on the east and north by the Cordillera Ranch development and golf course.

The Lovett Ranch is a beautiful mix of open fields with great soils and scattered brush with large oak trees situated just east of Boerne, TX approx. 1.6 miles off Hwy. 46 between Boerne and Bergheim, TX all within Boerne ISD and Kendall County which is currently the 7th fastest growing county in the nation. The ranch is surrounded on the east and north by the Cordillera Ranch Country Club and golf course. On the south by a portion of the Pleasant Valley subdivision and to the west by another large family owned ranch.

The ranch is completely high-fenced with an automatic privacy gate at the main entrance. Coming into the headquarters of the ranch you will find several German inspired old rock/log buildings and houses. Within the high-fence on the southern border there are 6 deer pens with piped water to each one and being approx. 1 acre in size. It also has a few equipment barns and a set of dog kennels.

The entire ranch sits on top of the trinity aquifer and to the best of our knowledge has 1 water well near the headquarters providing water to all of the improvements. There are 3 ponds on the property with the largest being approx. 1 acre near the headquarters. There is also about 1,100' of both sides of Black creek running through the property in the southwest corner of the ranch.

The ranch is currently operating under an ag exemption and is home to all native species including blackbuck, axis, whitetail, turkey, and hogs. Some whitetail were brought into the ranch having improved genetics.



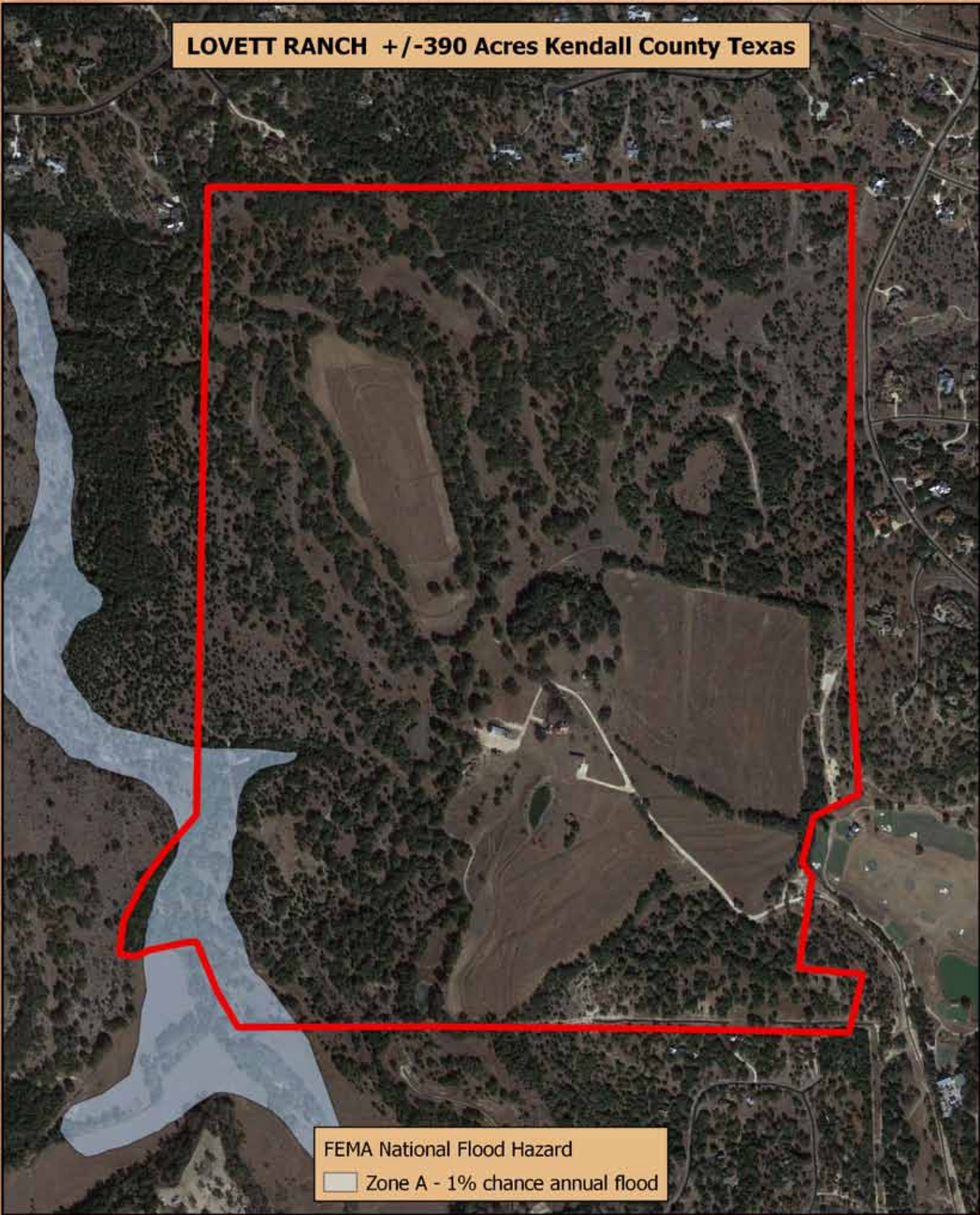








**LOVETT RANCH +/-390 Acres Kendall County Texas**



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

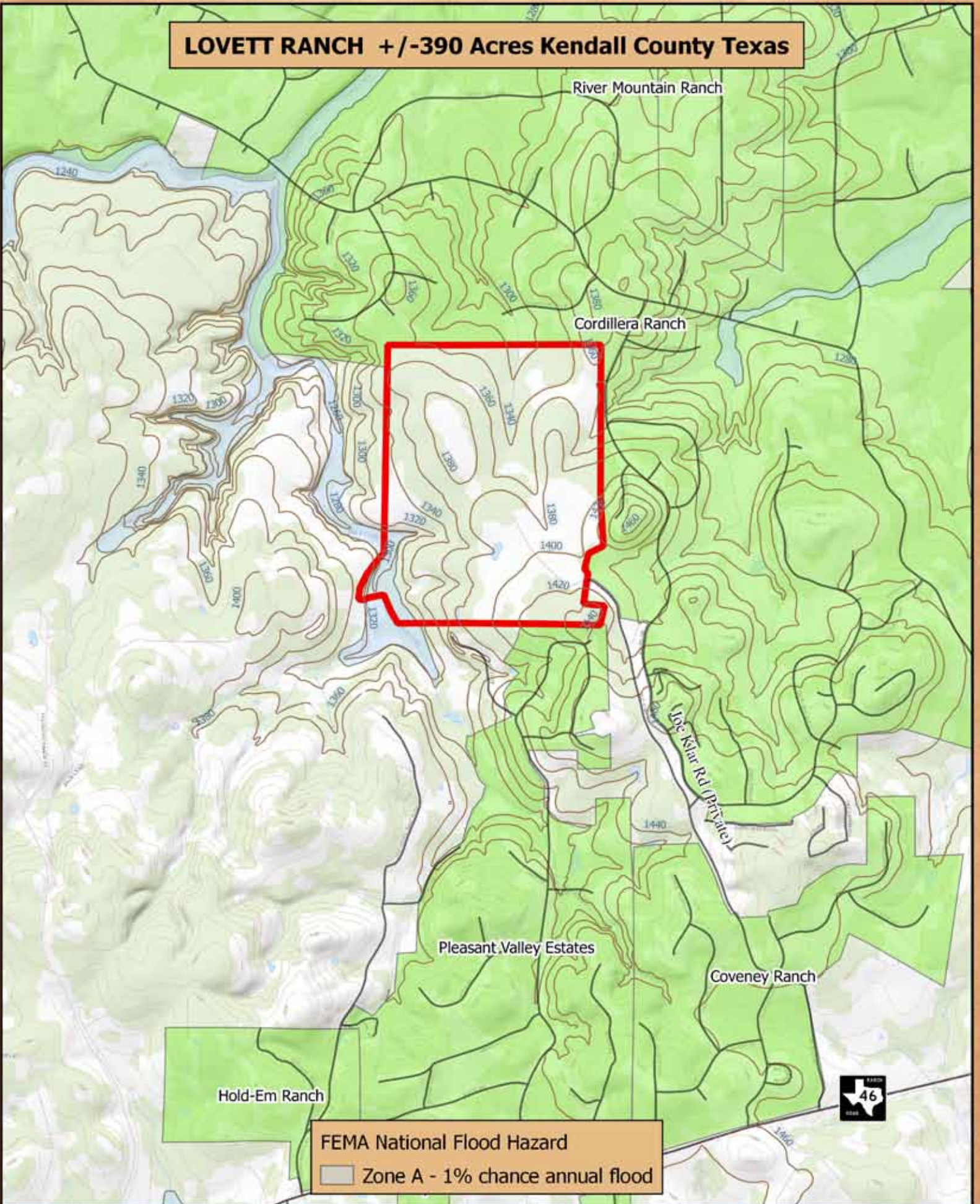
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0 500 1000 1500 2000 ft





**LOVETT RANCH +/-390 Acres Kendall County Texas**



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



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0 0.25 0.5 0.75 1 Mi.







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**Stephen Stransky - Broker - 210-254-7700 - [stephen@stranskyproperties.com](mailto:stephen@stranskyproperties.com)**