

WILD ARROW RANCH

46± Acres // Kendall County // Waring, TX



STRANSKY
PROPERTIES

210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com



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The wild arrow ranch is ±46 acres in the heart of Waring, TX and Kendall County fronting the Guadalupe River, Manning Street, Waring Welfare Road, and Zoeller Lane. This ranch has been operated as an event venue and overnight vacation rental hosting weddings and other family associated events for the past several years. Before that it served as a girl scout camp and is still set up today with many of the original improvements along with many new additions that the current owners have added. This ranch would make a fantastic winery, distillery, or Airbnb along with the current menu of events that are already hosted given its location and river frontage. More information can be seen on the wild arrow ranch Facebook and Instagram accounts along with the website which is www.wildarrowranch.com

WATER

There is approx. 1,260 feet of frontage on the Guadalupe River and there is also another drainage coming through the property going to the Guadalupe that has been dammed up to create a small tank which holds water in wet weather. The water features do create floodplain on a portion of the property.

TURNKEY

The ranch will be sold with the majority of the large items conveying so that the new owner can step in and host events immediately if desired. Some of the item's conveying

are most of the necessary furniture in the hall and lodge and all of the major commercial cooking equipment and utensils.

IMPROVEMENTS

The ranch has been highly improved over the years to accommodate the many events. Here is a list of most of the improvements:

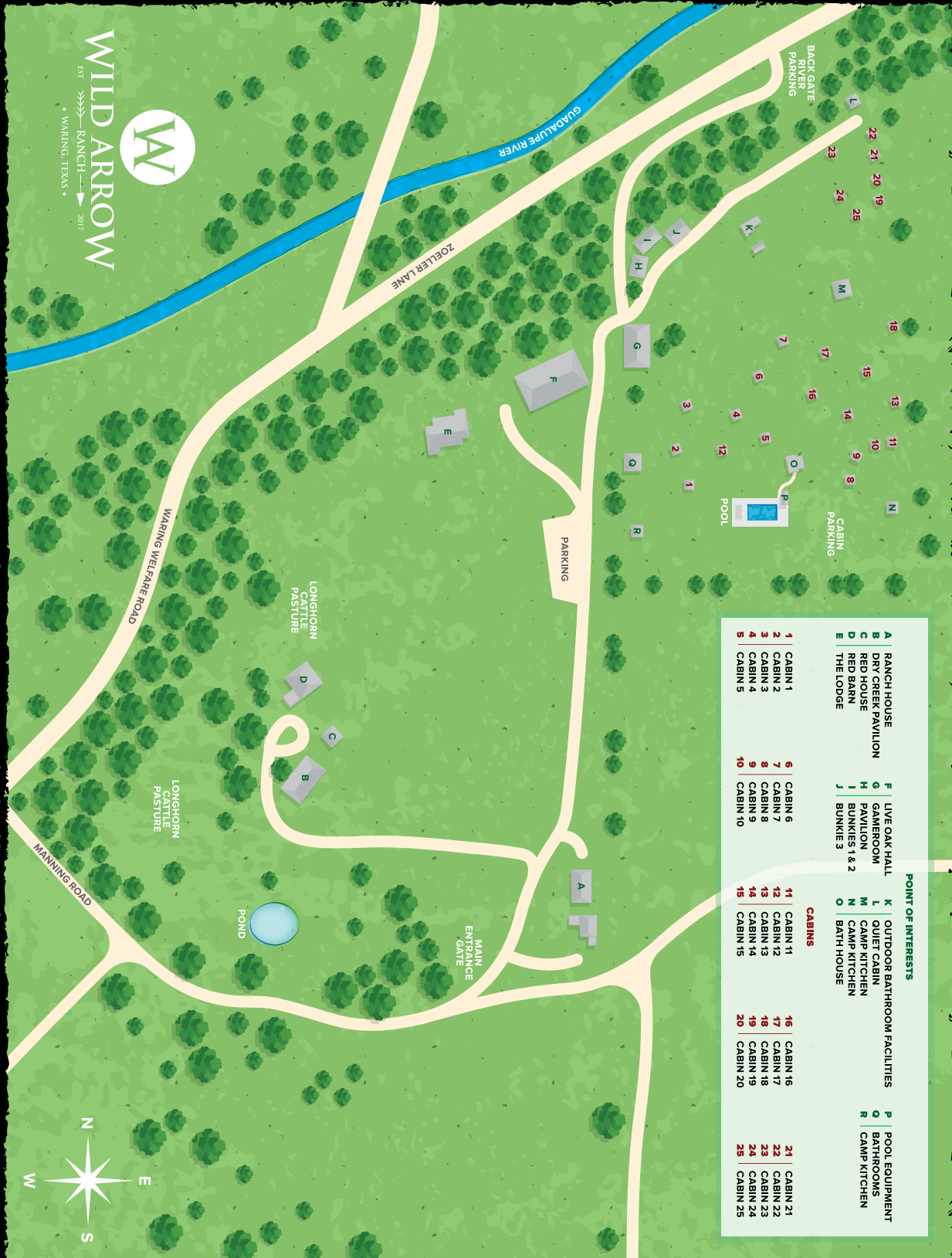
- Owner's home 2,065 sq. ft. 3 br, 2 bth w/a 4 br/office.
- The lodge 3,500 sq. ft. with 2 br's a full bath and men/women's restrooms/shower and a full kitchen
- 3,305 sq. ft. workout gym w/men's & women's restrooms
- Live Oak Hall 6,000 sq. ft. with full commercial kitchen area, walk-in cooler/freezer, and restroom
- ±25 screened in cabins that are 400 sq. ft. each of which 2 have been recently improved to include A/C & heat and be fully enclosed. All of them have electricity.
- Game room 2,900 sq. ft. with a bunkroom and men's & women's restrooms.
- Red house 1,240 sq. ft.
- Bathroom cabin 1,240 sq. ft. with men's and women's restrooms and showers.
- 30 X 60 80,000-gallon swimming pool
- Covered Pavilion
- 4 screened in covered pavilions with large fireplaces
- Wedding prep cabin
- There is also 3 fiber lines to the property

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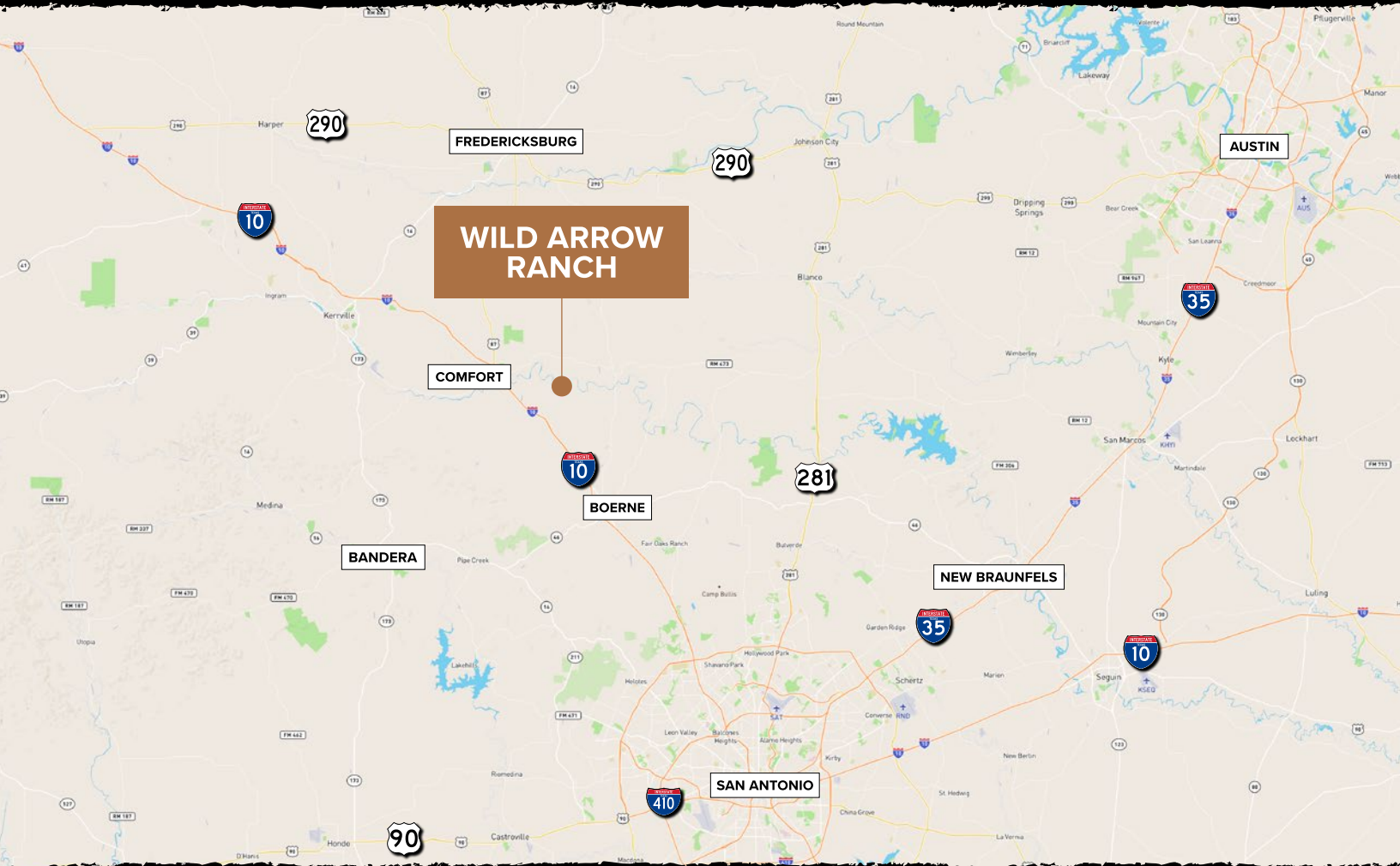
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