

LITTLE HILL FARM

12± Acres // Kendall County // Comfort, TX



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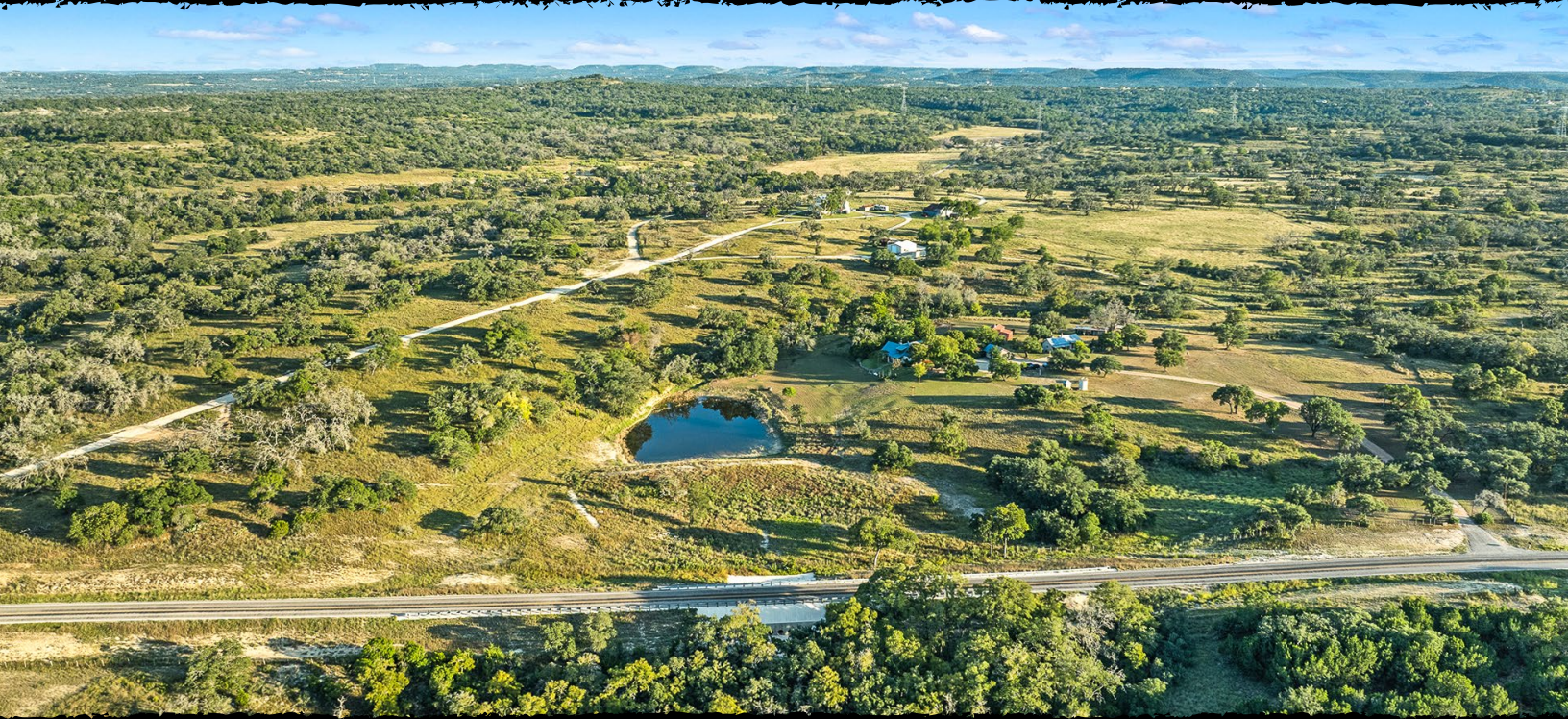
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Welcome to Little Hill Farm, a beautiful peaceful retreat between the charming towns of Comfort and Waring, TX offering rustic charm and modern comfort on approximately 12.7 acres. This unique property features a main log-style home with limestone exterior walls, guest cottage, and sweeping northwest views over a tranquil pond. With agricultural exemption for low property taxes, paved frontage, and natural beauty including a wet-weather creek and seasonal waterfall, Surrounded by trees, gardens, and wildlife, it blends country charm with modern comfort perfect for family, retreat, or investment.

KEY FEATURES

- » 12.7 acres (Ag exempt) with paved FM 1621 frontage
- » Stunning northwest views overlooking pond & creek
- » Wet-weather creek & seasonal waterfall feeding pond
- » Mature trees, gardens, wildlife, & fruit trees (plum, peach, pear)
- » Peaceful, private setting near Waring, TX

MAIN RESIDENCE

- » Approx. 2,100 sq. ft. | 2 stories
- » 3 Bedrooms, 2 Bathrooms
- » Limestone exterior & log interior for rustic elegance

- » Fireplace & large basement (storage/expansion potential)
- » Relaxing front porch & firepit area with incredible views
- » Back porch deck overlooking raised garden, chicken coop & shade trees
- » 1-acre fenced yard with fruit trees

GUEST COTTAGE

- » 2 Bedrooms, 1 Bathroom + bunk room
- » Cozy fireplace
- » Fenced yard for privacy

ADDITIONAL IMPROVEMENTS

- » Sheep barn
- » Water well with storage tank
- » 2-car garage
- » Crushed granite driveway leading to homes

Little Hill Farm combines rustic country living with modern comfort in the heart of the Texas Hill Country.

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