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# LEGACY

BROKER GROUP



## Flat Rock Ridge Ranch

Located near Boerne, Texas, Boerne Oaks Ranch provides an outstanding big city escape destination or location for your one of a kind piece of the Texas Hill Country.

# FLAT ROCK RIDGE RANCH

223 FLAT ROCK CREEK RD  
COMFORT, TX



**LEGACY**  
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# 223 FLAT ROCK CREEK RD COMFORT, TX

Everything desirable in a Texas hill country ranch: views for miles, tree cover, wild game, easy access, water features, and nearby recreational and leisure activities are all a part of the 138 acre Flat Rock Ridge Ranch near Comfort, Texas. Only 2 miles from downtown Comfort, 40 miles from the shops at La Cantera in San Antonio, and 26 miles from Fredericksburg's wine country.

Flat Rock Ridge Ranch provides the perfect combination of privacy and access. Within minutes of recreational opportunities on the Guadalupe River at James Kiehl River Bend Park and within one minute of Flat Rock Ranch Mountain Bike Trails; this ranch offers excellent outdoor activity access to its new owners.

With a water well and electricity on site, Flat Rock Ridge Ranch offers it's new owners a rare opportunity to build their own personal land legacy.



## ABOUT THIS PROPERTY

County  
Kendall

Type  
Land/Farm

Sub-Type  
Farm/Ranch

Location  
Comfort, TX

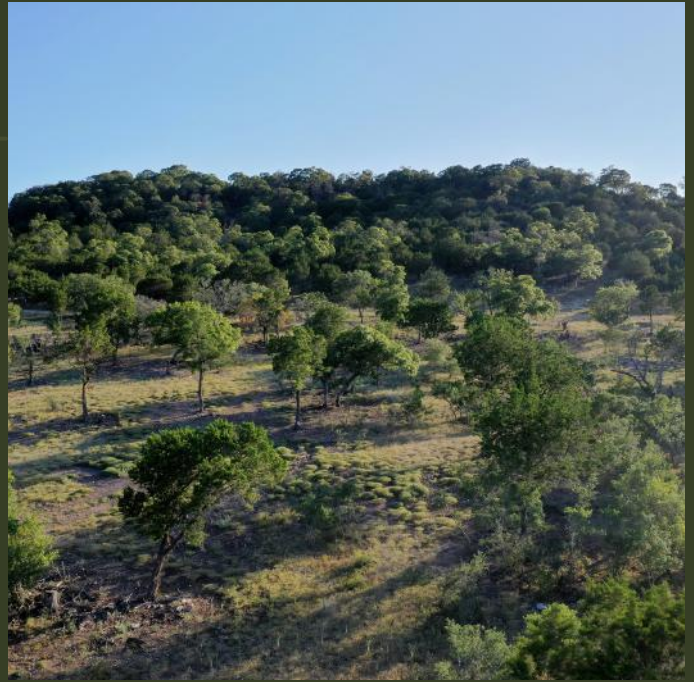
Acres  
137.51

Utilities  
Electricity

Enjoy 360 degree, 25 mile views of the surrounding hill country across the Guadalupe River Valley from atop the ranch's highest point.



A newly constructed 1.5 acre pond provides a water source for the native and exotic wildlife that roam the ranch, making it an ideal location for fall dove hunts. Populated by whitetail deer, axis deer, and turkey, the surrounding area is home to several top 10 world record axis deer. Native cedar trees have been managed, and selectively cleared; allowing the natural grasses to thrive and provide excellent cover for the wildlife.





Quality perimeter fencing on all sides is suitable for livestock to maintain the property's current agricultural tax exemption. Large neighboring ranches allow for pristine views and provide an additional privacy buffer for the ranch.





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Legacy Broker Group is your premier source for ranching, hunting, recreation, mineral leases,  
and more – start your land legacy with Legacy Broker Group.

Contact Zachary Biermann or Richmond Frasier to make Boerne Oaks Ranch the beginning of  
your own Hill Country land legacy, or for information on available land and ranch properties in  
the beautiful Texas Hill Country or other regions across the state.

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