

\$1,790,000 - 46 Fm 1621, Comfort

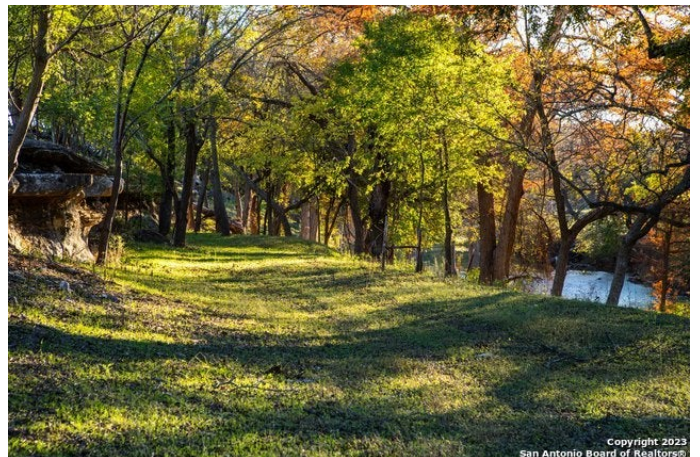
MLS® #1660093

\$1,790,000

2 Bedroom, 1.00 Bathroom,
Farm Ranch on 24.43 Acres

N/A, Comfort, TX

Welcome to River Bend Ranch, a stunning 24.4+/-acre property nestled along the picturesque Guadalupe River in Kendall County, Texas. This exceptional piece of land offers an incredible opportunity for those seeking a serene and private oasis with top-notch river access and a wealth of homesite possibilities. As you enter through the private electronic gate and drive along the brand-new chip-sealed road bordered by a cedar privacy fence, you'll immediately feel a sense of exclusivity and tranquility. The ranch boasts approximately 420ft of coveted flowing Guadalupe River frontage, graced with majestic cypress and oak trees along the hard river bottom. This crystal-clear flowing water invites you to fish, swim, and relax, all while experiencing very little river traffic. River Bend Ranch is conveniently located just three minutes from IH-10, six minutes from the charming downtown Comfort, and only 28 minutes from the beloved Fredericksburg. This ideal location allows you to relish the luxury of seclusion while being within easy reach of surrounding cities. The property comes with an impressive array of features, including a renovated two-bedroom/one-bath house, perfect for a weekend retreat or a permanent residence. Additionally, a barn with a concrete slab provides ample space for storage or stables for your horses. Notably, a majority of the property resides outside of the flood plain, offering limitless homesite possibilities for you to build your dream home or capitalize



on the potential for further development. Furthermore, underground power and fiber optic cables are already in place, ensuring you have the modern conveniences you need. With an AG exemption established, you'll benefit from low taxes, making this investment even more attractive. River Bend Ranch presents a unique opportunity to own a slice of Texas paradise. Don't miss your chance to own this breathtaking land with its towering cypress trees, stunning live oaks, and direct access to the Guadalupe River. Whether you envision it as a permanent residence or a weekend retreat, this property is sure to capture your heart.

- STUNNING LIVE OAKS
- AND TOWERING CYPRESS TREES
- AMAZING RIVER ACCESS
- LIMITLESS HOMESITES OUTSIDE OF FLOOD PLAIN
- 3 MINUTES FROM IH-10
- 6 MINUTES FROM DOWNTOWN COMFORT
- 28 MINUTES FROM FREDERICKSBURG
- CRYSTAL CLEAR FLOWING WATER WITH VERY LITTLE RIVER TRAFFIC
- HARD RIVER BOTTOM
- 2B / 1B HOUSE
- RENOVATED CABIN
- BARN AND STABLES
- EXTREMELY PRIVATE WITH ELECTRONIC GATE
- UNDERGROUND POWER
- FIBER OPTIC CABLE IN PLACE
- BRAND NEW CHIP SEALED ROAD
- AG EXEMPTION

Essential Information

MLS® #	1660093
Price	\$1,790,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Acres	24.43
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	46 Fm 1621
Area	3100
Subdivision	N/A
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Utilities	Electricity, Other, Water
View	Guadalupe River

Exterior

Construction	Other
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School Information

District	Comfort
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable

Additional Information

Days on Market	1015
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Listing Details

Listing Agent	Gaines Slade
Listing Office	Coldwell Banker D'Ann Harper

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