

\$1,450,000 - 678 E Ammann Rd, Bulverde

MLS® #1831818

\$1,450,000

Bedroom, Bathroom,
Land on 26.59 Acres

SUR-414 A M HOLBROOK, Bulverde, TX

Discover the perfect canvas for your dream home on this expansive 26.59-acre property in the serene setting of Bulverde, Texas. Dotted with majestic live oak trees, this fully fenced parcel offers both privacy and natural beauty. With a water well and electricity already on the property, convenience and sustainability are assured. This property is ag exempt, providing potential tax benefits and making it an ideal choice for agricultural pursuits or simply enjoying the wide-open spaces. Whether you're envisioning a sprawling estate, a charming farmhouse, or a peaceful retreat, this land offers endless possibilities to bring your vision to life with multiple building sites available. Enjoy long-distance views that enhance the sense of tranquility and space. Located within the highly-regarded Smithson Valley School District, this property offers access to excellent educational opportunities for families. Embrace the tranquility of rural living while remaining conveniently close to the amenities and attractions of Bulverde and the surrounding areas.

Key Features:

- o 26.59 acres of prime land
- o Majestic live oak trees
- o Fully fenced for privacy
- o Water well and electricity on property
- o Ag exempt for potential tax benefits
- o Multiple building sites
- o Long-distance views
- o Located in Smithson Valley School District
- o 30 minutes from downtown San Antonio
- o 30 minutes from downtown Boerne
- o 30 minutes from downtown New Braunfels

Don't miss this exceptional opportunity to create your own



slice of paradise in the heart of Texas Hill Country.

Essential Information

MLS® #	1831818
Price	\$1,450,000
Acres	26.59
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	678 E Ammann Rd
Area	2601
Subdivision	SUR-414 A M HOLBROOK
City	Bulverde
County	Comal
State	TX
Zip Code	78163

Amenities

Amenities	Other
Utilities	Electric

Exterior

Lot Description	Undeveloped
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School Information

District	Comal
Middle	Spring Branch
High	Smithson Valley

Additional Information

Date Listed	January 2nd, 2025
Days on Market	303
Zoning	RURAL

Listing Details

Listing Agent	Charles Brincat
Listing Office	Compass RE Texas, LLC.

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