

\$1,999,995 - 6511 Fm 311, Spring Branch

MLS® #1832326

\$1,999,995

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 51.68 Acres

N/A, Spring Branch, TX

Opportunities: Equestrian, Residential, Wedding Event Center, Wine Venue, BNB, Exotics, Hunting Lodge blank canvas. 1). A situation or object in which nothing has yet been planned, so that someone is free to decide what should happen or be done. 2). Paradox Ranch. ----- This beautiful gated and fenced 51.68 acre ranch features a 2520sq' metal framed drive-through barn, a 1281sq' 5 stall equipment shed, a loafing shed with attached corral, a 9,072sq' equestrian riding pen, a 630sq' RV pad with water/electric hookups, water well & pump house. This property is under an Agriculture Valuation exemption (\$1,050 in 2024) to minimize property taxes. Paradox Ranch definitely defines a blank canvas. Relaxation from the city bustle sets in as you pass through the automated gate onto the concrete drive. Security, serenity and seclusion best describe Paradox Ranch. A few feet up on the right you will see a natural waterfall feature and limestone pool. The owners have invested in a water retention dam to capture flow from the seasonal unnamed creek. Add a supplemental water well and a Texas Hill Country windmill for a perfect fit. Over the years heavy rains have allowed this grotto-like feature to create a natural water source for wildlife. As well as a peaceful place to simply meditate and hang out. Mid way up the caliche base road on the left you will find a target alley and berm. This natural high bluff provides an ideal spot for target practice,



plinking and rifle sighting. The road continues up the hill to the outbuildings and other improvements. Throughout the property are a variety of trees such as the Texas Oak, Live Oak, Red Oak and Texas Juniper. Whitetail deer, Axis deer, turkey and dove can be found on Paradox Ranch. ----- Feel free to explore all that Paradox Ranch has to offer.

Experience vast views of Twin Sisters Peak and the Texas Hill Country from numerous possible homesites. The well-groomed ranch roads lead to several hunting corridors.

Numerous hunting blinds and feeders have been set in place. Perimeter and cross fencing (pole and multi-strand) as well as swing gates run throughout the ranch. Miller Creek parallels the far west of the property line. ----- Paradox Ranch is situated

conveniently to Spring Branch, Bulverde, Blanco, Boerne, New Braunfels and San Antonio. Just a short drive to HWY 281 and HWY 46 allow for plenty of shopping, restaurants, hospitals, entertainment and golf.

The highly acclaimed Smithson Valley High School and Middle School are located within a short distance. Enjoy the waters of The

Guadalupe River, Blanco River and Canyon Lake. ----- The possible opportunities for this property are numerous. Including equestrian, wedding/party event center, wine venue, BNB, homestead, hunting lodge/lease, residential development or commercial business. So come splash some color onto this blank canvas with your paint brush of dreams!

Essential Information

MLS® #	1832326
Price	\$1,999,995
Bathrooms	0.00
Acres	51.68
Type	Farm Ranch

Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	6511 Fm 311
Area	2613
Subdivision	N/A
City	Spring Branch
County	Comal
State	TX
Zip Code	78070

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features	Additional Structures, Barn, Creek, Cross Fenced, Exterior Lighting, Fenced, Holding Pen, Loafing Shed, Outdoor Arena, Other - See Remarks, Outbuildings, Storage Building, Tractor Shed, Workshop
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Heavily Wooded, Mature Trees (ext feat), Other, Partially Wooded, Pasture, Raw Land, Secluded, Wooded
Construction	Other

School Information

District	Comal
Elementary	Call District
Middle	Smithson Valley
High	Smithson Valley

Additional Information

Days on Market	296
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Listing Details

Listing Agent	Michael Glover
Listing Office	Keller Williams Heritage

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