

\$799,999 - 292 Old Loop 173, Bandera

MLS® #1845182

\$799,999

2 Bedroom, 2.00 Bathroom, 1,056 sqft
Farm Ranch on 22.00 Acres

N/A, Bandera, TX

This unrestricted 22-acre property is fully high-fenced with an electronic gate and features approximately 450 hand-planted pecan trees (Nocona and Native varieties, buyer to verify) along with 65 Freestone peach trees. The orchard is at an ideal stage for cultivation before the trees reach full maturity.

The property includes two wells-one serving the single mobile home, which has a wrap-around porch and an outdoor fireplace, and the other supplying irrigation for the orchard. A flex building offers a 21' x 18' main room with heating and air, as well as a 21' x 8' concrete tornado shelter. Multiple covered parking areas provide space for vehicles or farm equipment. With easy access to Bandera Highway, the property has room to build a second dwelling, making it a suitable option for those looking for a peaceful country setting near Kerrville or Bandera. Priced with income potential in mind, an experienced orchard farmer estimates this orchard could generate up to \$100,000 per crop at full maturity. The land is also well-suited for an RV park.

Built in 1993

Essential Information

MLS® #	1845182
Price	\$799,999
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	22.00
Year Built	1993
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	292 Old Loop 173
Area	2400
Subdivision	N/A
City	Bandera
County	Bandera
State	TX
Zip Code	78003

Amenities

Utilities	Electricity, Water
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School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market	251
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Listing Details

Listing Agent	Joey Bellington
Listing Office	Whitetail Properties Real Estate

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