

\$3,999,999 - 1275 Cypress Creek, Kerrville

MLS® #1847155

\$3,999,999

3 Bedroom, 4.00 Bathroom, 3,150 sqft
Farm Ranch on 138.00 Acres

N/A, Kerrville, TX

Nestled just beyond the city limits of Kerrville, this sprawling 138-acre ranch is a unique blend of historic charm and modern luxury. The property boasts a newly constructed, state-of-the-art luxury steel-frame home that exudes contemporary elegance and functionality. There is a large outdoor entertainment area, with a double negative edge pool, overlooking a lake. Perfectly complementing this modern residence are two additional homes steeped in history. One is a large, character-filled home expanded from an original historic rock cabin, brimming with potential for a remarkable restoration. The second is an older home with endless opportunities to be transformed back to its former glory. A truly captivating feature of this ranch is the spring-fed Third Creek, which winds gracefully through the property. This year-round water source not only adds to the serene beauty of the land but also serves as a natural division, creating two expansive grass pastures ideal for grazing livestock and horses. With its fertile soil and abundant water supply, the ranch is well-suited for agricultural pursuits, equestrian enthusiasts, or would make a great residential development or an outstanding winery due to its close proximity to the Fredericksburg wine trail! Whether you're seeking a luxurious retreat, a working ranch, or a project to restore historic homes, this property offers the perfect canvas. Its location just minutes from Kerrville ensures easy access to modern conveniences, while the



vast open spaces provide a peaceful escape into Hill Country living.

Built in 2024

Essential Information

MLS® #	1847155
Price	\$3,999,999
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,150
Acres	138.00
Year Built	2024
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	1275 Cypress Creek
Area	3100
Subdivision	N/A
City	Kerrville
County	Kerr
State	TX
Zip Code	78003

Amenities

Utilities	Electricity, Water
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School Information

District	Kerrville.
Elementary	Kerrville
Middle	Kerrville
High	Kerrville

Additional Information

Days on Market	243
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Listing Details

Listing Agent	Guy Allcorn
Listing Office	Compass RE Texas, LLC.

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