

\$2,199,500 - 1401 Cedar Mesa, Tarpley

MLS® #1871182

\$2,199,500

3 Bedroom, 2.00 Bathroom, 1,916 sqft
Farm Ranch on 112.64 Acres

N/A, Tarpley, TX

Located just 4 miles from Tarpley in the heart of scenic Bandera County, Cedar Mesa Ranch spans 112.64 beautifully contoured acres with over 360 feet of elevation change and expansive Hill Country views. A seasonal creek running through the center of the property, along with a scenic pond, adds a peaceful water feature that blends utility and beauty. The land has been carefully managed with extensive cedar clearing, promoting healthy oak cover, improved grass growth, and a cleared food plot ready for wildlife planting. The ranch is gated with keypad access and features a mix of open space and cross-fenced pastures-ideal for horses or livestock. The custom-built main home sits on a high point, capturing panoramic views across the ranch and overlooking a resort-style pool with a waterfall feature, extensive patio space, a screened-in porch, and a fire pit. Inside the 1,916 sq ft home, you'll find 3 bedrooms, 2 bathrooms, a recently remodeled kitchen with granite countertops, vaulted ceilings, and a large stone fireplace. A wraparound porch enhances the hilltop setting, and an enclosed animal habitat is attached to protect small pets from predators. A recently installed 24kW Generac backup generator serves both the main home and the luxury apartment, providing added peace of mind. Just steps from the seasonal creek sits a 1-bedroom, 1-bath guest house with a wraparound porch-perfect for guests or quiet escapes. Additional accommodations include a



768 sq ft "man-cave" luxury apartment with a full kitchen, spacious living room, and a second-story covered patio that offers some of the best sunset views on the property. A covered breezeway provides convenient parking attached to the main home. Nearby, you'll find a three-sided covered garage, a tractor barn, and a horse barn complete with two stalls and a tack room. Cedar Mesa Ranch is a turnkey Hill Country retreat with strong recreational appeal. Hunting is well-established with feeders and blinds already in place, and the area is known for its healthy native game population, along with occasional exotics. With two water wells, excellent access, and quality improvements throughout, this property is perfectly suited for full-time living, weekend getaways, or a family ranch within easy reach of San Antonio.

Built in 2000

Essential Information

MLS® #	1871182
Price	\$2,199,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,916
Acres	112.64
Year Built	2000
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	1401 Cedar Mesa
Area	3100
Subdivision	N/A
City	Tarpley

County	Bandera
State	TX
Zip Code	78883

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	150
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Listing Details

Listing Agent	Joey Bellington
Listing Office	Whitetail Properties Real Estate

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