

\$5,695,000 - 149 Bloodhound, Sisterdale

MLS® #1871461

\$5,695,000

3 Bedroom, 1.00 Bathroom, 2,008 sqft

Farm Ranch on 202.00 Acres

N/A, Sisterdale, TX

202+/- Acre Legacy Ranch in Sisterdale, TX
Turnkey * High-Fenced * Historically Significant Own a Rare Piece of Hill Country History This 202+/- acre ranch, nestled perfectly between Boerne and Fredericksburg, has been in the same family for five generations. It is a true legacy property with deep Texas roots. Rich in history, beauty, and improvements, this ranch is turnkey and ready to fulfill any vision: hunting ranch, winery, B&B, horse property, or your private retreat.
Charming Historical Home 3 Beds * 1 Bath * 2,033 Sq Ft Original 1877 German homestead with generational additions
Updated well system with new pump and controls (2023) Incredible Location Just minutes from Sisterdale Approximately 20 to 30 minutes to Boerne and Fredericksburg 1 hour to San Antonio, under 2 hours to Austin
Major Improvements Over the Last 14 Years Entire property is high-fenced (three-quarters stay-tight) Double fencing along 75 percent of the perimeter Approximately 95 percent predator-free and 100 percent hog-free
Extensive wildlife management program Trophy Axis and native whitetail deer scoring 150+/- class Also home to blackbuck, Rio Grande turkey, and doves Premier Hunting and Ranch Infrastructure 40 by 90 open-faced metal barn with 8 by 8 walk-in cooler, ice machine, winch, and processing room 6 large blinds with propane heaters 6 feeders ranging from 350 to 1000 pounds with game cameras at each station Ag Exempt Two recently



planted Lovegrass fields for livestock and wildlife 50 by 90 covered red iron open-faced structure with water and electric, enclosed by a 6-foot fence with gate Currently used as kennels, but can be converted to stalls or hay storage to keep animals out Farm and Ranch Equipment Included Kubota tractor, baler, plow, rake, and dump truck 32-foot flatbed trailer and UTVs 2004 Dodge truck (running), John Deere Gator, and Yamaha Rhino Working cattle pens, barn with chute, two 500-gallon fuel tanks, silos, and more Abundant Water Resources Three ponds, one stocked with catfish, perch, and bass Live water from spring-fed East Sister Creek and Askey Creek Water has been retained during the worst droughts in three locations Two separate wells: Front well producing over 100 gallons per minute House well with 2,500-gallon storage tank Multiple water catchment systems with UV filtration and a combined storage capacity of over 11,600+/- gallons Additional Structures and Unique Features Studio office or tiny home with bathroom, kitchenette, and porch RV hookup with water and septic next to the office Adjacent heated and air-conditioned dog kennels (four indoor/outdoor with fenced yards) New 12 by 24 shed with air-conditioned workroom and feed storage Historic smokehouse, dog wash room, and old barns Hunter's cabin near "The Deep Hole" at East Sister Creek with electricity. Ideal for a guest cabin or B&B Turnkey, Scenic, and Full of Possibility Beautiful native flora, towering Cypress trees, and camping or swimming spots Rich presence of Indian artifacts and fossil beds throughout the property This is not just land. It is a legacy property, beautifully maintained, thoughtfully improved, and full of character. Whether your dream is hunting, ranching, entertaining, or simply escaping, this one-of-a-kind ranch is ready for your vision.



Built in 1877

Essential Information

MLS® #	1871461
Price	\$5,695,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,008
Acres	202.00
Year Built	1877
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	149 Bloodhound
Area	2509
Subdivision	N/A
City	Sisterdale
County	Kendall
State	TX
Zip Code	78006

Amenities

Utilities	Electricity, Telephone, Cable TV, High Speed Internet, Butane/Propane Leased
Is Waterfront	Yes

Exterior

Exterior Features	Additional Structures, Barn, Detached Quarters, Hay Barn, Holding Pen, Dog Kennel, Storage Building, Exterior Lighting, Fenced, Cross Fenced, Creek, Exotic Game, Feed Barn, House, Hunting Cabin, Outbuildings, Loading Chute, Smoke House
Lot Description	Cultivated, Pasture, Waterfront, Wooded, Ag Exempt, Hunting Permitted, Partially Wooded, Mature Trees (ext feat), Secluded
Construction	Brick/Stone

School Information

District	Comfort
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Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Days on Market 149

Listing Details

Listing Agent Charles Beever
Listing Office Phyllis Browning Company

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