

\$500,000 - 160 Deer View, Pipe Creek

MLS® #1878601

\$500,000

3 Bedroom, 2.00 Bathroom, 1,368 sqft
Farm Ranch on 12.02 Acres

N/A, Pipe Creek, TX

Rare Opportunity - 12+ Unrestricted Acres with Views, Utilities & Versatile Living Space Between Boerne & Bandera! Discover the perfect blend of privacy, functionality, and potential with this 12.26-acre unrestricted property located on HWY 46, ideally situated between the thriving towns of Boerne and Bandera. Whether you're seeking a peaceful homestead, investment opportunity, or future build site, this unique property has it all. The land boasts expansive Hill Country views, gentle breezes, and multiple potential build sites, making it ideal for those wanting room to grow. A well-maintained 1999 single-wide manufactured home (1,382 sq ft, 3 bed / 2 bath) offers immediate comfortable living and has been recently restabilized. Infrastructure is already in place with two 200-amp electric panels, two water storage tanks, one septic system, and an RV hookup for added flexibility. A large recently constructed workshop near the RV area provides space for tools, hobbies, or storage, while a small barn and chicken coop offer homesteading/recreational potential. The property is fully fenced and features a seasonal creek along the right property line-all outside the flood plain. With no restrictions, ample utilities, and a prime location convenient to shopping, restaurants, medical facilities, and home improvement stores, this is a truly rare find in the Hill Country. Don't miss your chance to own a slice of Texas freedom!



Built in 1999

Essential Information

MLS® #	1878601
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,368
Acres	12.02
Year Built	1999
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	160 Deer View
Area	2400
Subdivision	N/A
City	Pipe Creek
County	Bandera
State	TX
Zip Code	78063

Amenities

Utilities	Electricity, Water, Cable TV
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Exterior

Exterior Features	Additional Structures, Storage Building, Fenced, Barn, Creek, Other - See Remarks, Workshop
Lot Description	Wooded, Cleared, Hunting Permitted, Mature Trees (ext feat), Secluded, Partially Wooded
Construction	Other

School Information

District	Bandera Isd
Elementary	Hill Country
Middle	Bandera
High	Bandera

Additional Information

Days on Market 132

Listing Details

Listing Agent Misty Niemeyer

Listing Office Niemeyer & Associates, REALTORS

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