

\$2,800,000 - 2242 Patterson Creek, Leakey

MLS® #1892295

\$2,800,000

6 Bedroom, 4.00 Bathroom,
Farm Ranch on 225.70 Acres

N/A, Leakey, TX

Comanche Canyon Ranch is 225.7 acres and located 2.8 miles west of Leakey. Cedar Hollow Creek forms the SE corner and has been dammed to form a serene estuary fringed with Cypress and Sycamore trees. Terrain is rolling and Oak studded with a chain of hills rising to form two box canyons on the north and west. One having two permanent springs that feed a sizable pond for the abundant wildlife in the area. An ATV trail ascends 2200 ft to the top and traverses the ridge in both directions. Wildlife includes Aoudad, White Tail, Axis, and a herd of Sambar is regularly seen. Improvements include a beautifully furnished 3BR/2B home with incredible long views to the South and East, large carport, 30X50 insulated metal barn with rustic elegant guest quarters with full bath and upstairs bedroom. Kubota tractor with shredder and riding lawnmower conveys with plenty of room left for your other toys! There is a guest cabin with covered front porch and screened porch with its own large firepit area. The high-yielding well is housed along with two 5000 gallon storage tanks and all buildings have been guttered for potential rain harvesting. (2) 1000 lb. corn feeders in pens, large stands and impressive cleaning station along with RV hook up round out the package! This is a turnkey hunting/recreational ranch perfect for a family getaway but be warned you will want to make it a permanent home! \$2,800,000.



Built in 2015

Essential Information

MLS® #	1892295
Price	\$2,800,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Acres	225.70
Year Built	2015
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	2242 Patterson Creek
Area	3100
Subdivision	N/A
City	Leakey
County	Real
State	TX
Zip Code	78873

Amenities

Utilities	Electricity, Water
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School Information

District	Leakey ISD
Elementary	Leakey
Middle	Leakey
High	Leakey

Additional Information

Days on Market	84
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Listing Details

Listing Agent	Mary Windham
Listing Office	High Places Realty

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