

\$5,000,000 - 2550 York Creek Rd, New Braunfels

MLS® #1893507

\$5,000,000

2 Bedroom, 2.00 Bathroom,
Farm Ranch on 135.60 Acres

N/A, New Braunfels, TX

Located directly between two highly popular destination cities, San Marcos and New Braunfels, sits the gorgeous 136.6 acre Dietert Ranch only a few minutes from the bustling Interstate 35 corridor. The Dieter Ranch is located only 5 miles South of this gorgeous town college town and home of Texas State University. Entering the ranch from York Creek Road is a large park-like entrance with a bounty of mature pecan trees. As you wind through the densely wooded area, the Spanish moss draping down invokes a feeling of old Southern charm. The deep clear water of York Creek with bass and catfish is a natural transition as you cross into the second zone that consists of a historic homesite with six-century oaks approximately 500 years old and a home originally constructed by German settlers in 1886. The home site has several other well-constructed structures ready to be used for all types of needs. The original four rooms of the house were built in 1886 in the German Farmhouse style. The large living room and dining room were added on in 1986. There are three decks on the outside, one is covered. The kitchen and two bedrooms are all original to the house with the original headboard walls and 10 ft tall headboard ceilings. Original crown molding in bedrooms. The living room has vaulted ceilings with decorative wood beams. The master bath has a large walk-in tiled shower. The house is all electric and has a reserve whole house Generac generator with a



200-gallon propane tank. There is a covered carport area not attached to the house with bay areas for working on equipment, storage, etc. It also has a closed-in section currently used as a shop. There is a one-bedroom guest cottage on the property with a living area, a small kitchenette, bath with shower. A covered deck on the back of the cottage looks out over the wooded entrance and the creek. The cottage has a covered front porch as well as a covered carport attached. There is a 30'x30' metal hay barn in the field just to the left of the house. The 3rd zone of the Dietert Ranch consists of three well-manicured and leveled pastures making up 50 acres with a quint pond stocked with bass and perch. These three ready-to-go areas are perfect for all types of development. The 4th and final zone of the ranch on the far southern end enjoys a little higher elevation, incredible privacy with dense tree cover and stunning pastures. Again, a dream canvas for future development. With San Marcus spreading south and New Braunfels spreading north, the Dietert Ranch sits directly in the crosshairs of an incredible investment opportunity, and as the saying goes, if you build it, they will come.

Built in 1886

Essential Information

MLS® #	1893507
Price	\$5,000,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Acres	135.60
Year Built	1886
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	2550 York Creek Rd
Area	2605
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78130

Amenities

Utilities	Electricity, Water, Cable TV, Other
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School Information

District	Comal
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market	76
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Listing Details

Listing Agent	Mark Bukowski
Listing Office	Legacy Broker Group

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