

# \$950,000 - 303 Fm 1621, Comfort

MLS® #1907745

**\$950,000**

3 Bedroom, 2.00 Bathroom, 2,484 sqft  
Farm Ranch on 12.70 Acres

N/A, Comfort, TX

Welcome to Little Hill Farm, a beautiful peaceful retreat between the charming towns of Comfort and Waring, TX offering rustic charm and modern comfort on approximately 12.7 acres. This unique property features a main log-style home with limestone exterior walls, guest cottage, and sweeping northwest views over a tranquil pond. With agricultural exemption for low property taxes, paved frontage, and natural beauty including a wet-weather creek and seasonal waterfall, Surrounded by trees, gardens, and wildlife, it blends country charm with modern comfort perfect for family, retreat, or investment. Key Features \* 12.7 acres (Ag exempt) with paved FM 1621 frontage \* Stunning northwest views overlooking pond & creek \* Wet-weather creek & seasonal waterfall feeding pond \* Mature trees, gardens, wildlife, and fruit trees (plum, peach, pear) \* Peaceful, private setting near Waring, TX Main Residence \* Approx. 2,100 sq. ft. | 2 stories \* 3 Bedrooms, 2 Bathrooms \* Limestone exterior & log interior for rustic elegance \* Fireplace and large basement (storage/expansion potential) \* Relaxing front porch & firepit area with incredible views \* Back porch deck overlooking raised garden, chicken coop & shade trees \* 1-acre fenced yard with fruit trees Guest Cottage \* 2 Bedrooms, 1 Bathroom + bunk room \* Cozy fireplace \* Additional Improvements \* Sheep barn \* Water well with storage tank \* 2-car garage \* Crushed granite driveway leading to homes



Little Hill Farm combines rustic country living with modern comfort in the heart of the Texas Hill Country.

Built in 1986

**Essential Information**

|                |            |
|----------------|------------|
| MLS® #         | 1907745    |
| Price          | \$950,000  |
| Bedrooms       | 3          |
| Bathrooms      | 2.00       |
| Full Baths     | 2          |
| Square Footage | 2,484      |
| Acres          | 12.70      |
| Year Built     | 1986       |
| Type           | Farm Ranch |
| Sub-Type       | Farm/Ranch |
| Status         | Active     |

**Community Information**

|             |             |
|-------------|-------------|
| Address     | 303 Fm 1621 |
| Area        | 2507        |
| Subdivision | N/A         |
| City        | Comfort     |
| County      | Kendall     |
| State       | TX          |
| Zip Code    | 78013       |

**Amenities**

|           |                    |
|-----------|--------------------|
| Utilities | Electricity, Water |
|-----------|--------------------|

**School Information**

|            |         |
|------------|---------|
| District   | Comfort |
| Elementary | Comfort |
| Middle     | Comfort |
| High       | Comfort |

**Additional Information**

|                |    |
|----------------|----|
| Days on Market | 43 |
|----------------|----|

## Listing Details

Listing Agent        Stephen Stransky

Listing Office        Stransky Properties

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 29th, 2025 at 8:36am CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.