

\$2,195,000 - 2027 Fm 1376, Boerne

MLS® #1916870

\$2,195,000

4 Bedroom, 2.00 Bathroom,
Farm Ranch on 60.00 Acres

N/A, Boerne, TX

Welcome to an exceptional 60+/-acre high-fenced ranch nestled perfectly between Boerne and Fredericksburg, offering breathtaking panoramic views and a true Hill Country lifestyle. Perched atop a scenic hill is a spacious 3,200 sq ft dog-run style home featuring 4 bedrooms and 2 bathrooms. Designed for comfort and entertaining, the open-concept layout includes a large kitchen, vaulted ceilings, a cozy fireplace, and an expansive living area. An additional game room/recreation area makes it ideal for family gatherings, sports viewing, or simply relaxing. Abundant natural light pours in through a striking glass roll-up garage door, creating a seamless indoor-outdoor living experience. The home also boasts a spectacular breezeway-perfect for outdoor dining and entertaining-that connects the living spaces beautifully. Property Features: Large metal workshop for equipment or storage Chip-sealed roads leading to the main improvements Multiple trails throughout the property Stock tank for livestock, wildlife, or recreation Herd of whitetail deer-excellent for hunting Approximately 3,100 feet of RM 1376 road frontage Property is being sold fully furnished - truly turn-key and ready to enjoy! Location Highlights: Less than 30 minutes to both Fredericksburg and Boerne Under an hour to San Antonio About 1.5 hours to Austin Situated in one of the fastest-growing areas in the U.S. Whether you're looking for a private getaway, family retreat, or a recreational



hunting property, this ranch offers it all-move-in ready, with every detail thoughtfully designed.

Built in 2003

Essential Information

MLS® #	1916870
Price	\$2,195,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Acres	60.00
Year Built	2003
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	2027 Fm 1376
Area	2509
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Utilities	Electricity
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School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Days on Market	15
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Listing Details

Listing Agent	Rodney Topper
Listing Office	Topper Real Estate

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