



Cedar Woods Ranch

100+/- Acres

Champee Springs

Boerne, Kendall County

kw

KELLER WILLIAMS REALTY
LUXURY • FARM • RANCH

100+/- Acres • Home • Guest House
Offered at a Reduced Price of
~~\$2,550,000~~ **\$1,900,000**



*C*ome visit one of the most outstanding whitetail ranches in Texas, you may decide to stay a lifetime. World class genetics, meticulous habitat management and scientific supplemental feeds yield incredible memory-maker bucks for the trophy room or the photo salon. But it's not all just about the deer. The new owners will take delight in natural beauty of the luxury home's setting overlooking miles of tree studded native rangeland in the picturesque Hill Country.

Custom built Mediterranean style home lies in the prestigious Boerne ISD and features 4 bedrooms, 3.5 baths, chef's kitchen, dramatic pool and deck, all overlooking panoramic views of pristine Texas Hill Country.





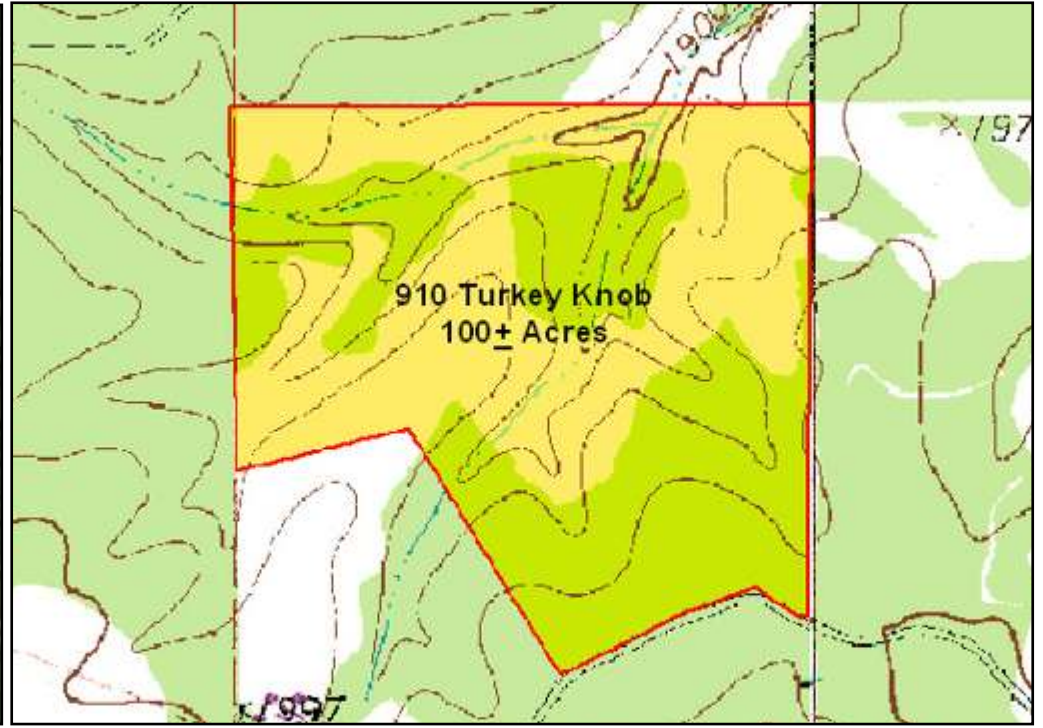
A separate 2 bedroom, 2 bath guest house plus metal storage barn complete the well designed package.





*A*pproximately 30 or so bucks roaming the property, many to grade in excess of 200 points Boone & Crockett. Truly a sportsman's paradise!





*T*his property is located in the affluent Champee Springs area, only 35 miles from NW San Antonio and 15 minutes into Boerne via Ranger Creek Road and IH-10. This tract may be divided one time into two parcels no smaller than 25 acres each.

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MLS # 875340

- Property is located at 910 Turkey Knob off Ranger Creek Road in Champee Springs
- 100+/- Acres. Property may be divided one time into 2 tracts no smaller than 25 acres.
- 3,901 sf (per KCAD) 4 bedroom/3.5 bath Mediterranean Style Home with Chef's Kitchen and 3 car garage
- Separate 2 bedroom/2 bath guest house
- In-ground pool, covered patio and outdoor kitchen
- Metal storage barn
- 30 or so bucks roaming the property, many to grade in excess of 200 points Boone & Crockett.
- 15 minutes into Boerne and 35 miles from NW San Antonio.
- Boerne Schools



Keller Williams Luxury/Farm & Ranch

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