



Clint Roberson • 325-456-9447 • Clint@robersonlandco.com

Bruins Creek Ranch

\$4,900,000

119 +/- acres

660 Hermann Sons Road East , Comfort, TX 78013 - Kerr County

The Bruin's Creek Ranch is a true gem of the Hill Country. Located just southwest of Comfort, Texas on Hermann Sons Road, the property offers privacy and country living with the convenience of being minutes from Comfort, Kerrville and Fredricksburg.

The property is on both sides of Hermann Sons Road. The west side is approximately 29 acres of mainly improved grasses currently in hay production. There is a 1,512 square foot mobile home on the property currently being rented. Other improvements include a 4,000 square foot barn along with horse pens, an arena and horse sheds. A water well services the home and pens.

The east side of the road is a beautiful 90 +/- acres. The north end is mostly in coastal production with Bruin's Creek, a wet-weather creek running east to west. The elevation climbs considerably to the south. The home and other improvements are very well-located up a concrete driveway on a hill overlooking the rest of the property. The views are breathtaking from the porch and pool area, and you can see for miles. The home was built by the owners in 1995. It is over 4,000 square feet with 5 bedrooms and 3 bathrooms. The home is beautifully constructed of rock and wood beams. The amenities are too many to list, but include rock and concrete porches front and back, a swimming pool, hot tub, and sauna. There is a one bedroom, one bathroom guest house behind the pool with a kitchen. Other improvements include a rock R/V storage barn and a green house. The rockwork and landscaping around the improvements is top-notch. Two additional water wells service the east side of the property.

The possibilities are endless with Bruins Creek Ranch with winery, venue and horse property potential in the heart of the Hill Country. It's also a great place to live.

Disclaimer:

This property is offered by Roberson Land Co and Associates to qualified buyers by appointment only. Cooperative brokerage is invited. The property is subject to prior sale, change in price and/or terms, errors and/or omissions, or removal from the market without notice. The information contained herein, while obtained from sources deemed reliable, is not warranted (expressed or implied) by Broker or Seller.