

WATERING HOLE RANCH

160 ACRES W/HOUSE, 3 ACRE LAKE

6735 HWY. 173 N. BANDERA, TX



REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!



FEATURES

- *160 Acre Ranch*
- *Will cut into 50+ acre ranchettes*
- *1,600 sf Rch. House, 2/2, Fully Furnished*
- *3-Acre Lake*
- *Beautiful Homesites*
- *1 Mile Hwy. 173 Frontage*
- *Approx. 6 Miles N of Bandera on Hwy. 173*
- *2 Water Wells*
- *Electric Gate Entry*
- *Patio & Dock*
- *Overlooking Lake*
- ***\$1,488,000***

**FRIO CANYON
REAL ESTATE**

CELL 830-591-6067
830-232-4500 OFC
830-232-4501 FAX

INFO@FRIOCANYONREALESTATE.COM
WWW.FRIOCANYONREALESTATE.COM



This 160 acre ranch is perfect as a residential property with a 1,600 sf fully furnished ranch style home and a 3 acre lake behind the house. This property would also be a great weekend retreat where hunting is allowed and fish can be caught from the pond. Finally, this property could be easily divided into 50-60 acre lots with a mile of Highway 173 frontage. Watering Hole Ranch is conveniently located about a 5 minute drive north of Bandera and a 15 minute drive south of Kerrville. There is low fencing around the perimeter of the property, and there is a mixture of flat land and rolling terrain with plenty of hardwood trees throughout. Approximately 85% of the cedar has been cleared. The property is currently under ag. exemption. The ranch has three barns used for hay storage and farm implement storage. This 160 acre property can be cut into tracts to meet your needs. Please call listing agent for more information or for a showing. Owner/agent.

SURVEY PLAT

160.31 ACRES - BANDERA COUNTY, TEXAS

139.60 ACRES - S. M. SCHOOLFIELD SUR. NO. 107, ABS. NO. 331
20.71 ACRES - A. D. BEATY SUR. NO. 104, ABS. NO. 45

