

Buffalo Gulch Ranch 367.68 AC

Offered at \$ 4,950,000

The Buffalo Gulch Ranch in Comal County is a unique property with majestic scenery and prime location. Located between Blanco and New Braunfels and accessed on paved Horton Preiss Rd. This ranch sits close to the beautiful town of Blanco and is just a few miles from retail stores, grocery stores, schools, and restaurants. Nestled between San Antonio, New Braunfels and Austin, with a close location to some of Texas' most sought-after cities, the ranch feels very secluded and features amazing views of the Texas Hill Country. The ranch offers over 8000 ft of both sides of a seasonal creek that runs year around during normal rain conditions. Large live oaks are scattered throughout the property. The wildlife and hunting is awesome with Whitetail Deer, Axis, Turkey, Quail, Dove, and Wild Hogs. Some of the ranch amenities are working windmills with water troughs, and several well producing water wells. Livestock will thrive on the abundance of lush native grass across the pastures. There is 4600 ft of County Rd Frontage on Horton Preiss Rd and 3600 ft of frontage on Buffalo Gulch.

**Terrain:**

Rolling Hills with Fertile bottomland with lush native pasture rises up to Majestic Hill Country Views.

**Improvements:**

The main headquarters offers 5 bedrooms and 5 1/2 baths and is newly updated with a Rustic western feel. The headquarters also offers several equipment sheds, horse barn, pool, and historical barns and one has been converted to a playhouse. Located within walking distance from the headquarters is 2 bunkhouses that offer 4 separate 1 bed 1 bath apartments. There is a fabulous additional home located across the ranch that is 2 bed 2 bath with amazing wrap around porches that offer amazing views from a hilltop. There is also an additional home that would make a great foreman's quarters in addition to a nice 1 bed 1 bath barn dominium.

This is a phenomenal ranch that is set up great for entertaining, hunting, raising livestock, recreation, and on and on. Located in one of the fastest growing areas in the USA.

**Directions:**

From Blanco travel south on US 281 turn left (East) on Hwy 32 toward San Marcos, go several miles, turn left on Horton Preiss Rd. The ranch starts at the intersection of Buffalo Gulch and Horton Preiss Rd.

Legal: 367.68 acres consisting of 2 tracts: A-451 SUR-34 J Pasley, Acres 124.448, A-605 SUR-633 F. Simon, Acres 243.239