

# Post Oak Ranch

285± ACRES | BLANCO COUNTY, TEXAS



TEXAS  
RANCH  
SALES, L.L.C.

TEXAS RANCH SALES, LLC

830-741-8906

[INFO@TEXASRANCHSALESLLC.COM](mailto:INFO@TEXASRANCHSALESLLC.COM)

[TEXASRANCHSALESLLC.COM](http://TEXASRANCHSALESLLC.COM)





🇹🇽 4BR/4.5BA home

🇹🇽 Guest house

🇹🇽 Outfitted garage

🇹🇽 RV & equipment barn

🇹🇽 Well with 6,500± gallon storage tanks

🇹🇽 1,700+ feet of spring-fed Bear Creek

🇹🇽 Abundant native and exotic wildlife

🇹🇽 Excellent proximity to amenities





The Bear Creek Ranch featuring 81± acres of pure Hill Country charm, is for sale. The ranch is conveniently located in Comal County near New Braunfels and Canyon Lake and only 30 minutes to San Antonio, with easy access to the San Antonio and Austin international airports!

Enjoy both sides of a crystal clear spring-fed, rock bottom Bear Creek, from the negative edge Keith Zars pool or the creekside outdoor cabana with outdoor kitchen and bar area! Then add your own private fishing lake created by a 100± foot drivable, concrete dam with a dump valve. The lake is stocked with Bass, Catfish and Blue Gill! Bear Creek Ranch boasts excellent topography with over 250± feet of elevation change from the rock bottom of Bear Creek to a mountain plateau covered with large oak trees and offering soaring views of the Texas Hill Country.

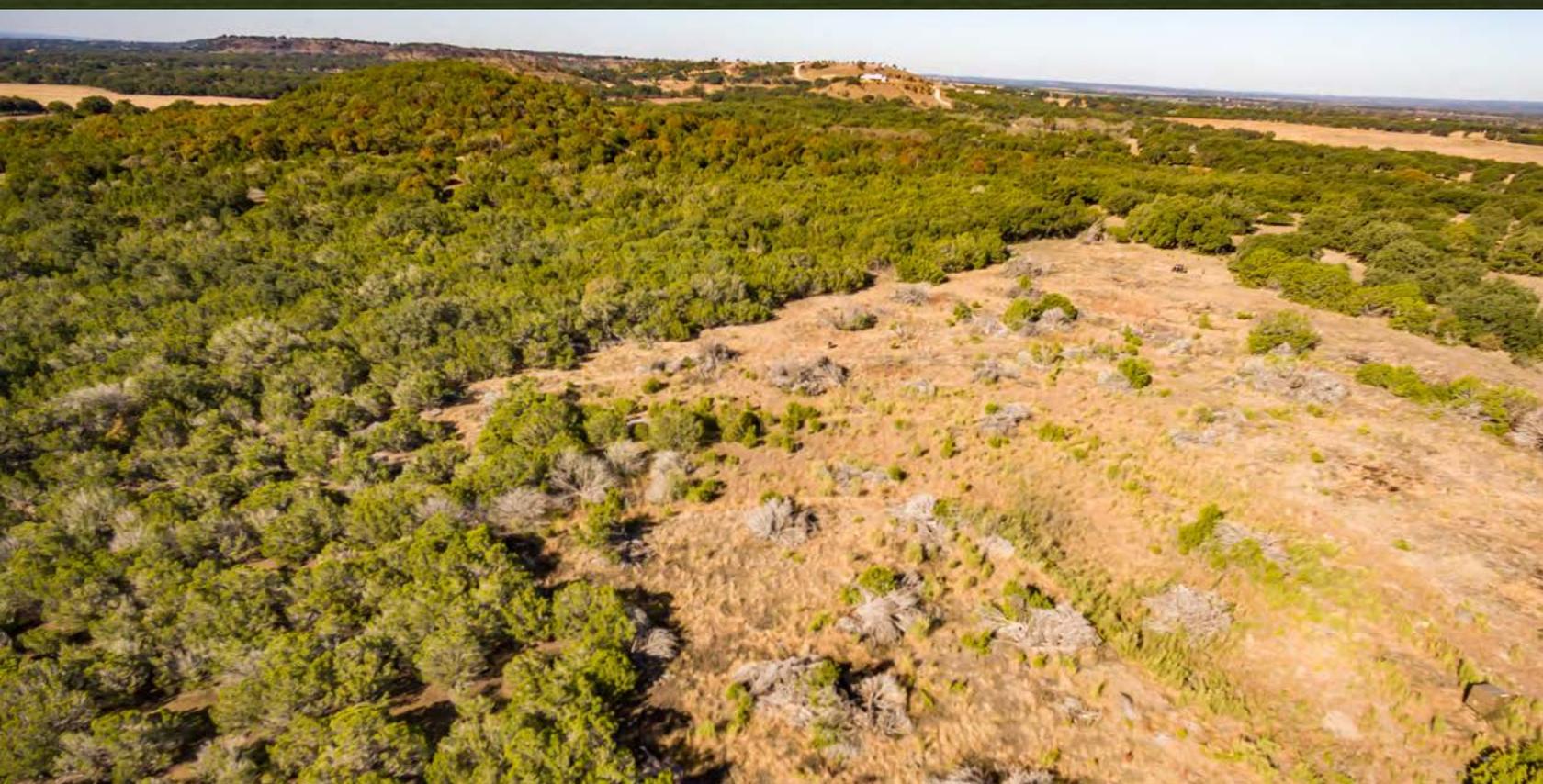
The stone and rusted metal custom gated entry is automated and has intercom connectivity to the house to allow guests easy entry. The ranch has a great road system consisting of concrete from the road to the main home and asphalt around the most traveled areas and gravel road access to the remainder of the ranch on the other side of the creek. The main house is a very well designed and wonderfully appointed luxury custom four bedroom and four and one half bathroom home with an attached three-car garage. Approximately 5,114± square foot of air-conditioned living space and large outdoor living spaces compliment the Keith Zars pool, outdoor kitchen and creek frontage fantastically. Built with an excellent mix of natural stone, metal beams and granite throughout, this home is truly your own private oasis away from the world!

A gourmet kitchen with Sub-Zero and Wolf appliances, an outdoor kitchen with grill and cooktop, granite counter tops, and flat screen TV & complete sound system. A custom, negative edge pool with heated spa, and in-ground sweep system. Complete landscaping at the house and ranch entry including sprinkler system and custom lighting. The home on the Bear Creek Ranch is something you must see to truly appreciate!

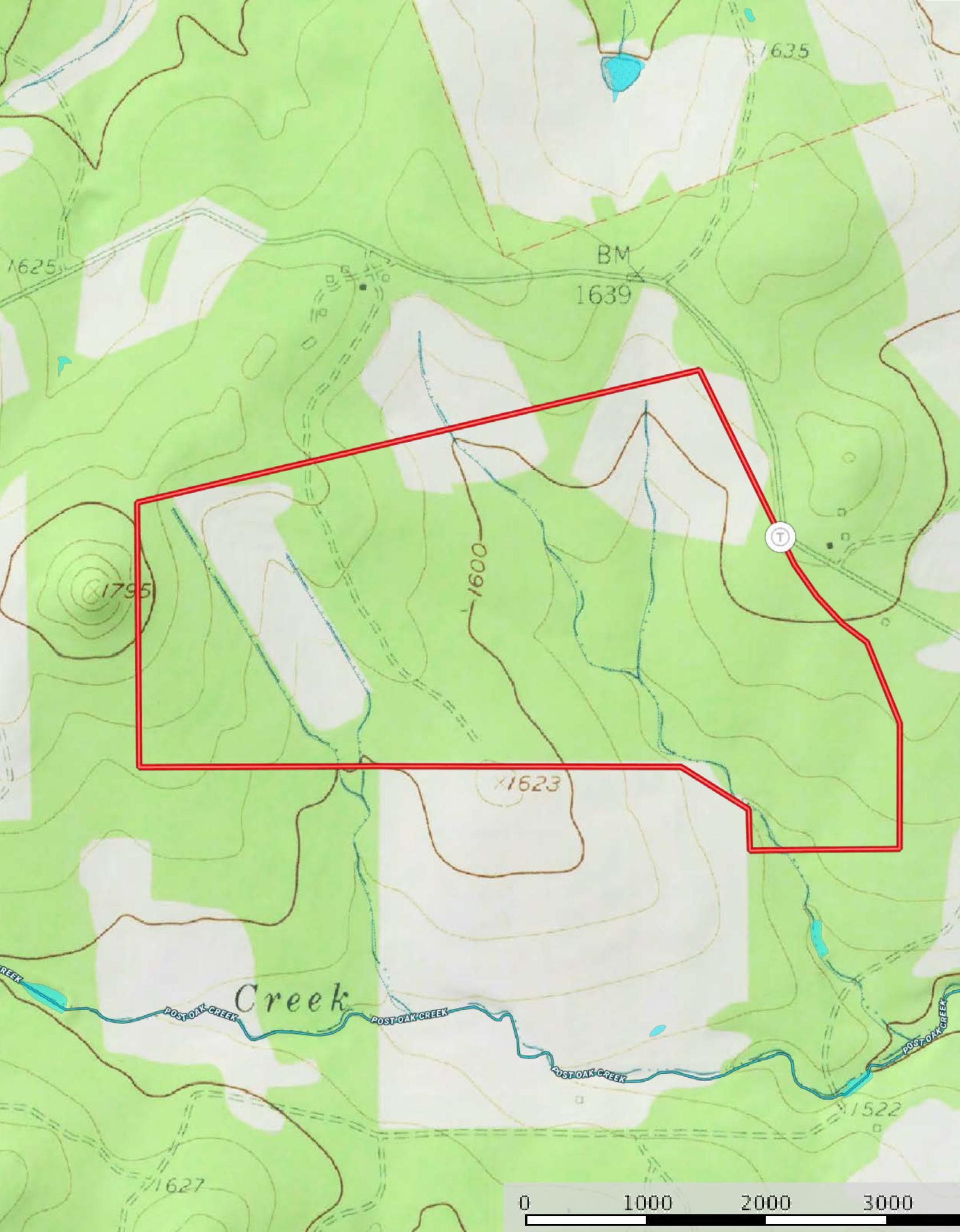
Additional improvements on the ranch include a custom garage & guest house. The guest home area includes a bedroom, bath and living area with a kitchen of its very own. The garage is completely finished out and complete with a car lift, an air system throughout, a wall mounted TV, parts room and seven overhead doors! Additionally there is large RV & Equipment Barn with concrete floors and two 14x16-foot doors with covered outside parking as well, an eight stall garage for even more vehicles, a water well system with 6,500 gallon storage tanks and triple redundant backup water pressure system, and all underground utilities including electricity, telephone, cable and internet!

In addition to great recreation & fishing the property has lots of exotic and native wildlife including Axis Deer, Fallow and White Tail deer. A further explanation of the properties exotic animal inventory can be received on request.

There has been no expense spared on this one of a kind trophy commuter estate that is just minutes to historic New Braunfels, and close to San Antonio or Austin! The attention to detail and master planning of the property is something that can be appreciated by even the most discriminating buyers. This is a private, rare and unique opportunity for the quality minded!







1635

1625

BM

1639

1795

1600

1623

T

Creek

POST OAK CREEK

POST OAK CREEK

POST OAK CREEK

POST OAK CREEK

1522

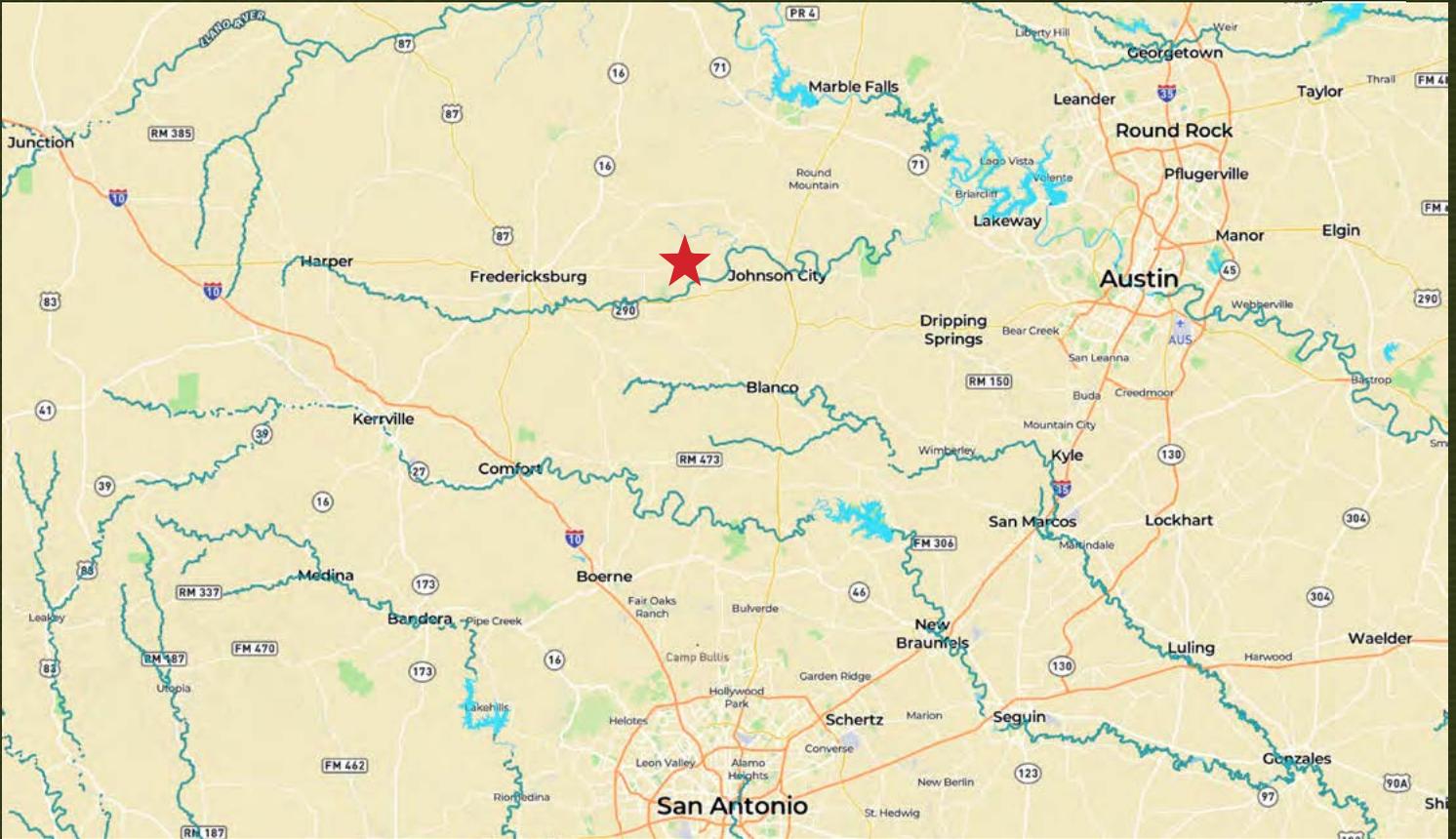
1627

0 1000 2000 3000

# Post Oak Ranch

BLANCO COUNTY, TEXAS

www.TexasRanchSalesLLC.com



Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

## Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than \$750 million back to customers over the past decade. Partner with the premier lender.



**JERI LANGEHENNIG 877.959.5500**

NMLS612367

 [capitalfarmcredit.com](http://capitalfarmcredit.com) | NMLS493828



**Together we're better.**  
Partnership that really pays.