Town Creek Ranch
205± ACRES | KERR COUNTY, TEXAS

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
4BR/5BA Home
Infinity Pool
Unbelievable views
Highly improved property
Live water
Equipment barn
Game-fenced
Abundant wildlife
The 205± acre Town Creek Ranch for sale in Kerr County, Texas checks every box on your wish list for a Texas Hill Country retreat: live water, spectacular views, outdoor living, and a magnificent Tuscan style home. Located just minutes from Kerrville, 25± minutes from Fredericksburg, and only 40± minutes from the best shopping in San Antonio, this gem of the Hill Country is truly a one-of-a-kind showpiece.

The property’s impressive entrance is on Avery Road and leads to over a mile of paved roads within the ranch. The main drive leads uphill to a magnificent custom home of approximately 6,000 square feet on three levels. The home features impeccable high-end finishes throughout, and is elevator-ready to make it easy to get from floor to floor. The lower level welcomes guests with an impressive foyer, flanked by a theater and a bar.

The next level includes the main living space and kitchen. Hand-carved Cantera stone fireplace, custom columns, granite countertops, and travertine and hardwood floors are found throughout. The staggering views across the valley are visible from every room in the house and from the massive patios and balconies on each level. The master bedroom has its own fireplace, his and her bathroom areas, and his and her closets. On the third level, three guest bedrooms each have their own full bathroom. Four zone air conditioning keeps the home comfortable without needing to heat each level if one is unoccupied.

The home boasts over 1,800 square feet of covered exterior living space. And then there is the gorgeous infinity pool with its amazing view across the valley. The pool area includes a cabana with a swim-up bar and is flanked by fire bowls and beautiful water features. The pool and spa are heated for year-round enjoyment.

In addition to the main home, the ranch features an 1,800± square foot fully air-conditioned barn with kitchen, full bathroom, and two RV hook-ups for overflow guests. Another 1,200± square foot barn provides equipment storage and maintenance areas.

The ranch has live water with both sides of its namesake, the always flowing Town Creek, for approximately 600 feet. This section of the creek has incredible potential to be impounded. A deep Trinity well with on-demand high pressure, and a high volume pump system waters the ranch’s improvements, as well as a 16-zone irrigation system.

The perimeter is high-fenced, providing habitat for numerous Whitetail deer, turkey and exotic game.
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.
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.

Town Creek Ranch
205± ACRES | KERR 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.

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.