

\$4,750,000 - 103 Waring Welfare, Boerne

MLS® #1777322S

\$4,750,000

2 Bedroom, 3.00 Bathroom,
Land / Farm on 81.30 Acres

N/A, Boerne, TX

The Don Strange Ranch offers a unique opportunity to acquire a historic piece of the Texas Hill Country with two homes and established, profitable event/venue facilities. The property is 81.3 acres and located just 9 miles from downtown Boerne, 39 miles from downtown San Antonio, and 35 miles from Fredericksburg. Offering over 1400 feet of paved road access off the Waring Welfare Road, the gently rolling topography consists of open fields, mature oak and pecan trees, as well as live water. A truly picturesque locale, this acreage also contains established herds of axis, white tail and turkey for the outdoor enthusiasts. The historic "Headquarters House" was built in 1868 and is approx. 2,500 square feet with 2 bedrooms and 2.5 baths. The "Headquarters House" overlooks Zinc Creek (which flows through the property), a half-acre lake, plus majestic oak and pecan trees. The guest casita, which was built in 2019, is approx. 1,000 square feet with 2 bedrooms and 1 bath and is surrounded by live oaks. Owners may also enjoy beautiful views of the property from the covered front porch. There is ample room for additional casitas to be built to create a Bed and Breakfast or Short-Term Rental Community. The property also has two stunning event pavilions, the Headquarters Pavilion and the Kendall Creek Pavilion. The Headquarters Pavilion is approx. 5,000 square feet with 3,000-person capacity, stage for live music, and area for industrial kitchen. The Kendall



Creek Pavilion is approx. 4,000 square feet with a 300-person capacity. The spring-fed Zinc Creek flows through the property offering live water views and ends with a half-acre lake. In addition, the property has a ropes course and is a popular venue for sporting events as well as a drive-through Christmas Lights destination. There are separate septic systems for the homes and event pavilions as well as 3 wells on the ranch. The history of the property dates to the mid-1800s when German Prince Carl of Solms-Braunfels came over to establish a presence on Texas land. Developed by Nicolaus Zink, a Bavarian-born civil engineer, in 1868, this ranch is an important piece of Texas history. Zink was a crucial part of the Germans success in the Hill Country by respecting Comanche territory and successfully navigating unrest, disease, and financial difficulties. He eventually became responsible for about half of the German immigrants in the Hill Country. Following the initial development of this ranch by Zink, Don Strange and his family further developed and beautifully maintained this piece of history beginning in 1952. It has since earned an exceptional reputation statewide for providing impeccable service, hosting fabulous events, concerts and providing world-class entertainment. From small, private events to large gatherings welcoming thousands, this fantastic venue is great for celebrating weddings, corporate and sports events.

Built in 1868

Essential Information

MLS® #	1777322S
Price	\$4,750,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2

Half Baths	1
Acres	81.30
Year Built	1868
Type	Land / Farm
Sub-Type	Farm/Ranch
Status	Active

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	103 Waring Welfare
Area	2507
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Utilities	Electricity, Telephone, Water
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Exterior

Lot Description	Ag Exempt, Cleared, Hunting Permitted, Mature Trees (ext feat), Partially Wooded, Pasture, Raw Land, Secluded, Wooded, Waterfront
Construction	Brick/Stone, Frame

School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Days on Market	507
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