

\$995,000 - 25 Zoeller, Boerne

MLS® #1919855S

\$995,000

3 Bedroom, 3.00 Bathroom, 2,625 sqft

Land / Farm on 15.23 Acres

N/A, Boerne, TX

Wonderful opportunity for the Equestrian/Horse/animal enthusiast close to Boerne and Comfort! This 15.23 acre property is comprised of 13 pipe fenced pastures, Hot Walker, Covered Round Pen/Arena, vintage Riding Arena and 30 Stalls (between 2 barns) PLUS 470 +/- Ft of Guadalupe River Frontage! The ground is fertile here and the riverfront is cypress lined. Former uses of this property have been working Horse Stable, Training and Boarding facility. Owner carries an ag exemption for Hay production. The Guadalupe River frontage and pasture are easily accessible and ready for riverfront adventures. The living accommodations feature barndominium house with 3 bedrooms and 2.5 bathrooms; a studio style apartment w/bath & closet (currently set up as a gym), workshop, equipment barn + assorted sheds. The 2 Barns feature 30 stalls in addition to a washing station and tack room. The workshop is a perfect venue for projects & storage. The multiple pastures with an assortment of Loafing sheds provide abundant grazing opportunities. Ready for Business, Hobby or Multi-Use....the potential is here and ready to go! Waring is a small quaint community with Comfort and Boerne nearby for shopping and dining. Additionally, a quick commute to San Antonio and Fredericksburg make 25 Zoeller Lane the perfect opportunity for you! Qualifies for Barndo, USDA and Ag Financing...inquire for details!



Essential Information

MLS® #	1919855S
Price	\$995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,625
Acres	15.23
Type	Land / Farm
Sub-Type	Farm/Ranch
Status	New

Water Feature/View

View	Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	25 Zoeller
Area	2507
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Utilities	Electricity, Water, Cable TV, High Speed Internet, Other
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Exterior

Exterior Features	Barn, Exterior Lighting, Fenced, Garage, Holding Pen, Horse Stalls, House, Hay Barn, Loafing Shed, Outdoor Arena, Other - See Remarks, River, Storage Building, Workshop
Lot Description	Ag Exempt, Mature Trees (ext feat), Pasture, Waterfront
Construction	Metal, Other

School Information

District	Comfort
Elementary	Comfort

Middle	Comfort
High	Comfort

Additional Information

Days on Market	1
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