

\$1,075,000 - 25 Zoeller Ln., Boerne

MLS® #4488428

\$1,075,000

3 Bedroom, 4.00 Bathroom, 2,625 sqft

Land / Farm on 15.23 Acres

None, 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. 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 hobby, pleasure or for business....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!

Built in 2003

Essential Information



MLS® #	4488428
Price	\$1,075,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,625
Acres	15.23
Year Built	2003
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic,Pasture,Rural,River,TreesWoods,Guadalupe River
Is Waterfront	Yes
Water Body	Guadalupe River

Community Information

Address	25 Zoeller Ln.
Area	Out of Area
Subdivision	None
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Phone Available, Water Available, Water Connected
Features	None
Parking	Additional Parking, Asphalt, Detached Carport

Interior

Interior	Carpet Free
Appliances	Dishwasher, Built-In Electric Range
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Decorative, Electric, Family Room

# of Stories	1
Stories	One

Exterior

Exterior Features	Dog Run, Kennel, Lighting, Private Entrance
Lot Description	Gentle Sloping, Level, Rolling Slope
Roof	Aluminum
Construction	Aluminum Siding, Wood Siding
Foundation	Slab

School Information

District	Comfort Isd
Elementary	Outside School District
Middle	Outside School District
High	Outside School District

Additional Information

Date Listed	May 20th, 2025
Days on Website	144
Days on Market	127

Property Listed by: Phyllis Browning CompanyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 3:02pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.