

Creekwood Estates Hill Country Ranch

31.30 Acres | Kerr County, TX | \$2,390,000



HAYDEN  OUTDOORS.

Creekwood Estates Hill Country Ranch

TOTAL ACRES:

31.30

PRICE:

\$2,390,000

COUNTY:

Kerr County

CLOSEST TOWN:

Kerrville, TX

Presented by



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Property Summary

Offering scenic Hill Country views in all directions, this 31.31 acre +/- ag-exempt equestrian property features a 5,419-sq.ft. home, custom-designed outdoor living space with pool, hot tub, and 1,000-sq. ft. cantina, 2,700-sq. ft. stable and outdoor riding arena, guest casita, pastures for rotational grazing and a separate hunting pasture with cover that holds whitetail deer, axis deer, and blackbuck for year-round recreation.



Activities & Amenities

Equestrian/Horse Property

House/Cabin

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Propane

Land Details

Address: 185 Creekwood Rd, Kerrville , Texas
78025, USA

Total Acres: 31.30

Deeded Acres: 31.30

Leased Acres: 0.00

Zoning: ag

Elevation: 1,700

Topography: Rolling

Estimated Taxes: \$13,178.61 - 2023

Source of lot size: Unknown

HOA Dues: \$560

Building Details

Homes: 1

Style of Home(s): 2 Story

Finished Sq. Ft.: 5,419

Bedrooms: 4

Full Bathrooms: 3

Half Bathrooms: 1

Basement: None

Parking Types: Attached Garage, Driveway

Outbuildings: 4

Types of Outbuildings: Horse Barn with guest quarters, Cantina, Equipment shed, Chicken house

Other Improvements: Pool with hot tub, Putting Green, Fire pit

Fence Type: Pipe and wire

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace, Forced Air



Improvements

Located in the highly sought after Texas Hill Country, this stunning Creekwood Estates luxury home and ag-exempt equestrian property is a horse lover's and outdoor enthusiast's dream. Immerse yourself in the tranquility of this upscale 5,419-sq.ft. home designed with plenty of living and entertainment space. Step outside to your heated pool, cantina, fire pit and putting green or head straight for the stable and outdoor riding and roping arena offering scenic views in all directions. A distinct advantage is the fact the 31.31-acre +/- property is situated in a gated community just minutes from Kerrville—a town known for beautiful parks that line the Guadalupe River—and is only a few miles from the Kerr County Airport and an hour from San Antonio International Airport.

This horse property is outstanding for its features and benefits, whether your goal is to own a rustically elegant home with the facilities to rope or ride, or your heart lies with the utility and investment potential that comes with owning a well-appointed horse property near the city but that delivers that country feel.





Luxury Home and Amenities

Epitomizing classic Hill Country elegance, the 5,419 sq. ft. custom 4 bedroom, 3-1/2 bath main home blends rustic elements with modern comforts, featuring stone and wood, a propane fireplace, beautiful cabinetry, stained concrete floors, an open kitchen and great room area and large windows that invite natural light while delivering the views. The kitchen features stainless appliances, a propane stove and a granite-topped breakfast bar and counters. The laundry room and garage offer ample storage with cabinetry. The covered front and back porch extend your living area.

A spacious master bedroom and bathroom are located on the main floor for convenience with a study or bonus room near the front entryway, a dining room, an office and a mud room. Head upstairs to three more bedrooms with extra-large closets, one of which has doors that lead to a private balcony above the front door to take advantage of those Hill Country views. The second-floor layout includes a large game room, two more bathrooms and an attic.

Built in 2006, the home has a water softener and reverse osmosis filtration system and is equipped with hard-wired surround-sound and security systems. The well provides 1,500 gallons of water storage, two septic tanks, 500- and

1,000-gallon propane gas tanks for heating and cooking, two hot water tanks, three A/C units and a 24 KW generator to keep things running in case of a power outage. The yard's sprinkler system maintains the lawn under the harsh Texas sun.

The inviting "outdoor living" space includes a heated pool with a hot tub and a 1,000-sq.ft. custom-designed cantina for preparing your poolside meals. Heated for year-round use, it features a wooden barn door and all-wood casement windows for tailoring the amount of breeze and light. It is equipped with a custom Italian wood-fired pizza oven, Primo ceramic egg grill, kegerator, stainless air-tight pantry, Big Chill retro refrigerator and an icemaker. Its open design includes a food preparation area and sink with soft water and reverse osmosis filtration, dining and sitting areas, a stone propane fireplace with a big-screen mounted TV, zoned lighting and Wi-Fi.

Enjoy evenings by the stone fire pit located off the cantina or grab your putter and head for your private putting green. A few steps further, a private fenced-in garden and chicken house await, ideal for those who live life on the land and prefer taking their food from field to table.





The Stable, Property and Support Structures

Whether you plan to train, rope or ride, this property is tailored for your needs, and its ag exemption makes it ideal for equestrians and ranchers alike. Equestrians will appreciate the 2,700-sq.ft. stable providing year-round shelter, including four stalls complete with ceiling fans and two run-in sheds that cater to horses or livestock. The stable features a guest casita for additional living quarters, including a kitchenette and full bath, and a private office and bath.

Pipe-fenced and cross-fenced for rotational grazing, the property's two soil-rich grazing pastures offer horses and farm animals room to roam. Saddle up and head for your own outdoor roping arena. Spanning more than a half-acre, the well-designed space is a bonus whether training for roping events or equestrian competitions, offering riding lessons or just exercising your horse. An outdoor washing area between the stable and riding arena offers added convenience as does the nearby 20' X 65' ft. equipment shed that houses equipment and feed.

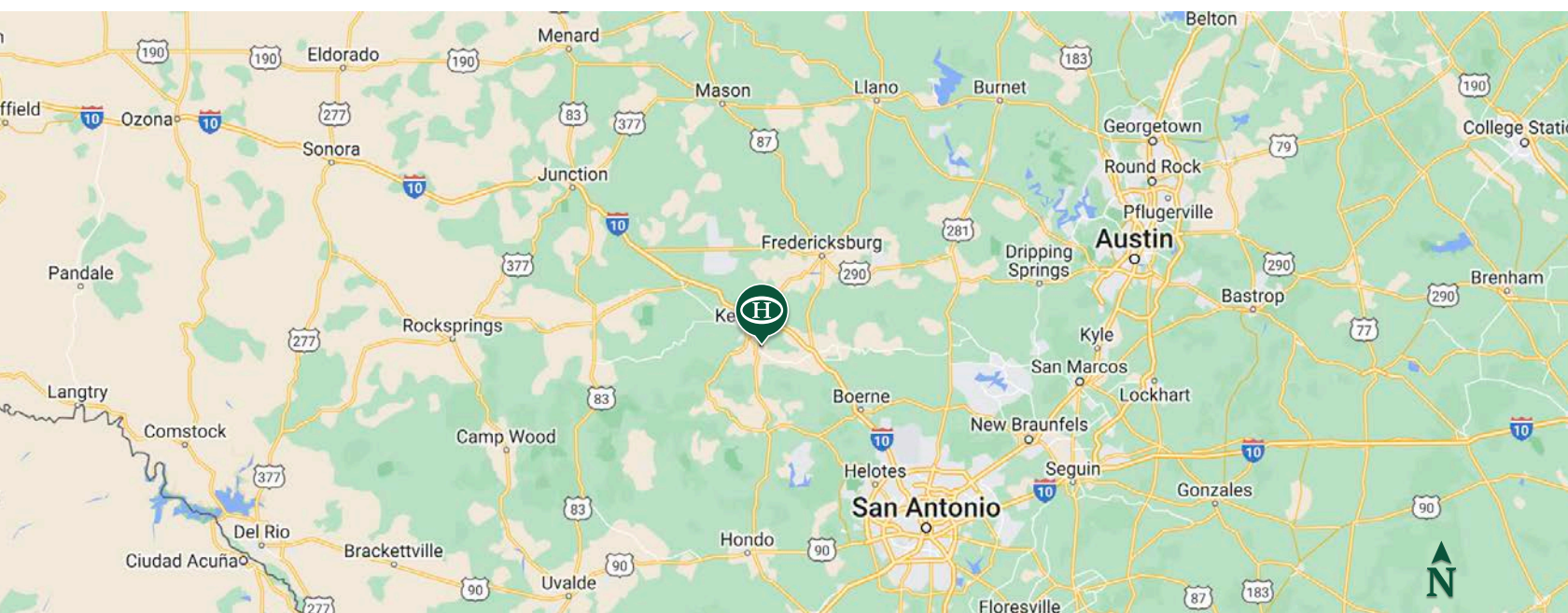
Enjoy the peace and satisfaction that comes with owning a luxury horse property that encompasses nearly 75 feet of changes in elevation for exceptional views. This is truly a one-of-a-kind property.





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary





Recreation

Hunters will enjoy the onsite hunting opportunities as 10 of the 31.31 +/- acres include a separate ag-exempt pasture that can easily be converted to a wildlife exemption. Loaded with game trails, it offers live oak and cedar cover that draws whitetail and axis deer and the occasional blackbuck, and anglers are only a few miles from good fishing and kayaking in the Guadalupe River. Golfers will want to take advantage of the fact the property is 5 miles from the Comanche Trace Golf Course & Country Club. Topping off the list of attributes, Creekwood Estates cannot be further subdivided, leaving the peace and tranquility of your property and views intact.

Region & Climate

Enjoy year-round recreation in a region of Texas known for its serene beauty, rustic elegance and mild climate. Spend the day hiking, golfing, hunting, fishing or kayaking, or venture into the heart of Kerrville, Fredericksburg and other historic nearby towns for great dining, shopping, parks, wineries and to see the renowned vibrant displays of native Texas Hill Country wildflowers, including iconic bluebonnets, that blanket the scene every spring.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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