

\$685,000 - Tbd Butte Road, Pipe Creek

MLS® #1596611

\$685,000

Bedroom, Bathroom,
Land on 21.72 Acres

NOT IN DEFINED SUBDIVISION, Pipe Creek, TX

"Touch the Hill Country Skies" This is an impeccable 21+/- acre hill-top Estate Property. A 'Unicorn' of the Hill Country with easy access to Boerne, Helotes, Bandera, Kerrville and San Antonio. This magnificent Estate property is beckoning a Custom Home that takes in the long-range views and could achieve almost 360-degrees of visibility. Seller has recently added a new 'Chip-Sealed road to the top of the hill and cleared some of the hill-top, as well as provided drivable access around the upper portion and lower sloped (but nearly level) areas towards the bottom. This is truly one of the best properties to take advantage of unprecedented long-range views and yet remain in an area that is less than 45-minutes from the San Antonio International Airport and under 25-minutest to the HEB in Boerne or Helotes. Perfectly located, this hill-top is positioned to showcase the most custom of homes and/or a Barndominium. If you have been seeking a property that reflects the very best of the Texas Hill Country, you do not want to miss this one-of-a-kind opportunity. You will be absolutely in awe of the location, views and access. Flora/Fauna - The rare Madrona makes it home on many areas of this property along with Red Oaks, Live Oaks, Mountain Laurel and Texas Red Buds. Significant wildlife is present including Feral Hogs, Axis, White-tail Deer, Turkeys, song-birds and varmints which make for excellent hunting opportunities on this unrestricted tract. Currently the property



offers lower taxes with its Wildlife Management Assessment in-place. If you are seeking a property that boasts some of the best views in the Texas Hill Country, this should be on your short-list. Come see the splendor afforded by sitting on top of the Hill Country and pick your best home location. Call for details.

Essential Information

MLS® #	1596611
Price	\$685,000
Acres	21.72
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	Tbd Butte Road
Area	2400
Subdivision	NOT IN DEFINED SUBDIVISION
City	Pipe Creek
County	Bandera
State	TX
Zip Code	78063

Amenities

Amenities	Hunting, Other - See Remarks
Utilities	Electric

Exterior

Lot Description	Wooded
-----------------	--------

School Information

District	Bandera Isd
Elementary	Call District
Middle	Bandera
High	Bandera

Additional Information

Date Listed	April 1st, 2022
Days on Market	774
Zoning	NONE

Listing Details

Listing Office	JVL Real Estate
----------------	-----------------

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the San Antonio Board of Realtors®, and is updated as of May 15th, 2024 at 6:51am CDT (date/time). IDX information is provided exclusively 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.