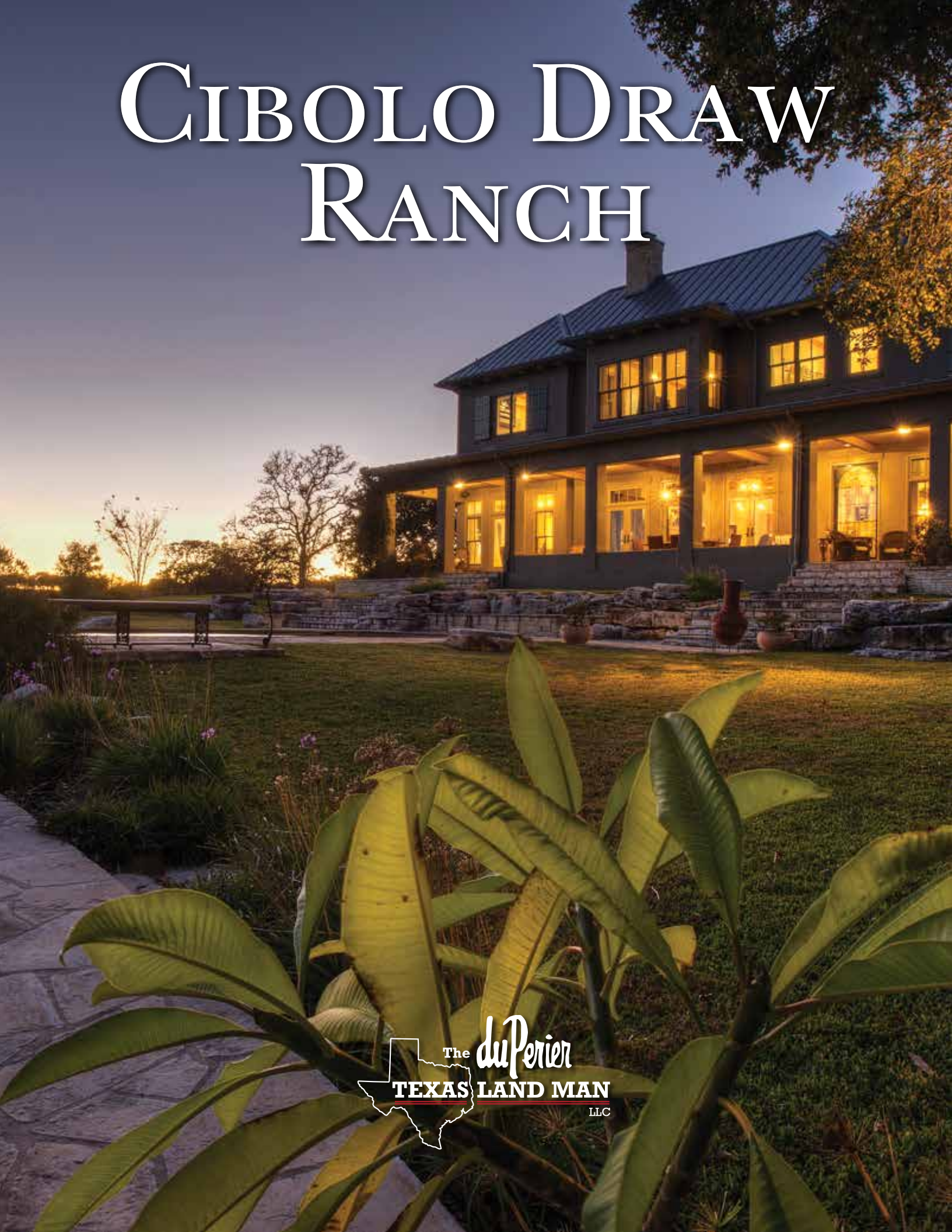




CIBOLO DRAW RANCH



The *duPerier*
TEXAS LAND MAN
LLC





CIBOLO DRAW RANCH

150 ACRES • KENDALL COUNTY

The 150 acre Cibolo Draw Ranch offers you the best in Hill Country living just minutes from Boerne, Texas and a quick commute to San Antonio. The gently rolling topography, with its native grass landscape and multitude of Oak trees, provides a picturesque canvas anywhere on the ranch. A spring fed creek, shaping the land for a millennia, is impounded in two locations, creating year round water for wildlife and recreational use. Two stock tanks provide added aquatic pleasure while lending to the beauty of the property. The 6,000 sqft Main House is hidden by the natural roll of the land creating a private oasis. The 3 bedroom, 3.5 bath two story home offers a stone and stucco exterior, high vaulted ceilings, and hand plastered walls. Other improvements include an office attached by a breezeway to the main house and swimming pool with barbeque cabana. The 1,525 sqft stone guest house, which is comprised of 2 bedrooms, 2 baths with a sleeping loft, is tucked away below the main house offering its own seclusion and breath taking views. The stone and iron horse barn was superbly designed for our hill country climate and offers foaling stalls, heat, outdoor runs, wash rack, and a quaint tack room. Just a trot away is the round pen and roping arena.

