

# BOULDER SPRINGS RANCH

Spring Branch, TX | Comal County



± 5 0 A c r e s



# HIGHLIGHTS



- Located right outside of San Antonio, TX near HWY 281 and Loop 1604
- Features natural springs that run among the boulders to a natural pool
- Heritage Live Oaks and elms dot the landscape with surface water and high quality grazing throughout the ranch



# DESCRIPTION



Welcome to Boulder Springs Ranch, a charming 50-acre retreat nestled in the Texas Hill Country, just a short drive from San Antonio, TX. Boulder Springs Ranch offers a perfect mix of tranquil countryside living and easy access to city amenities, located only 30 minutes from Loop 1604 in San Antonio.

Boulder Springs Ranch is a haven for nature enthusiasts, providing excellent hunting opportunities for native wildlife amidst expansive neighboring landscapes. This property is an ideal escape for those seeking an authentic live water Texas Hill Country experience, named after the natural springs that flow through boulders into a serene pool, preserving a touch of Texas history.

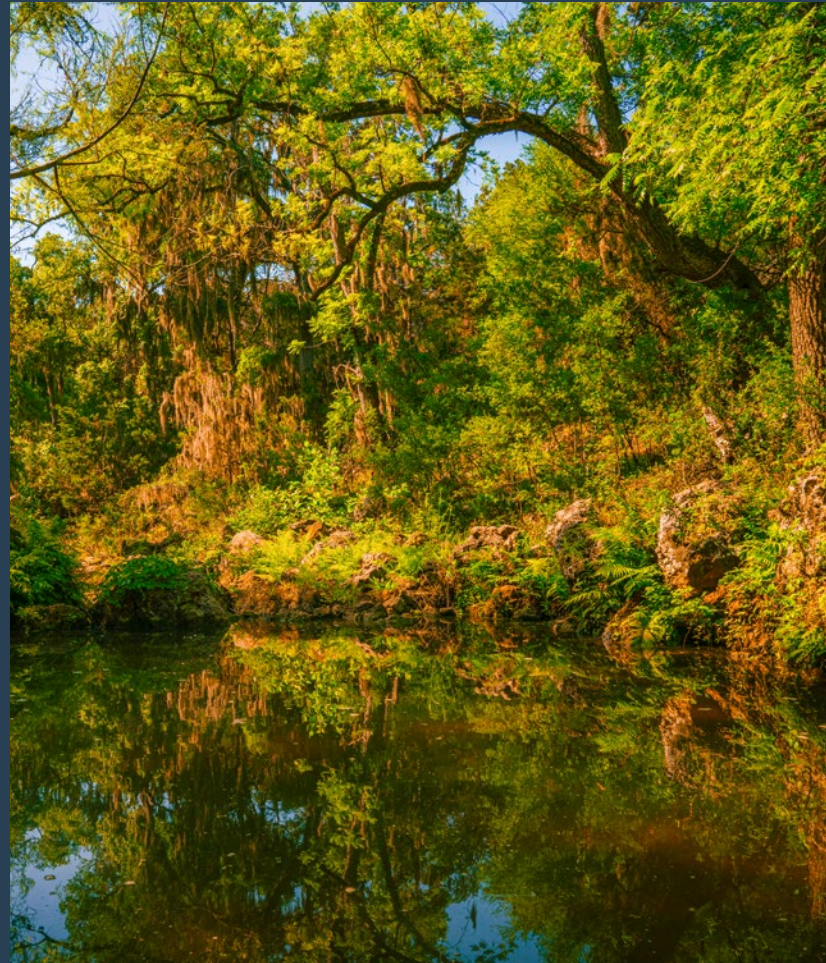
Once part of the old Rust ranch in Comal County, Boulder Springs Ranch showcases Cedar Elms, Live Oaks with Spanish moss, and a natural spring-fed pool surrounded by boulders. The gentle relief of the landscape offers captivating views facing east towards the Texas Hill Country. With numerous build sites amidst live oaks and elms, the ranch is a canvas for your perfect retreat.

Boulder Springs Ranch is not just a property; it's an opportunity to embrace the serenity of the Texas Hill Country and experience the allure of live water. For more details and to embark on your journey to Boulder Springs Ranch, contact Texas LandMen and discover the unique charm of this Hill Country retreat.

# WATER



- Natural springs feed into a clear and cool pool
- 1 surface tank at the back of the property
- Average depth of water wells and output: 350 feet and 5-10 GPM
- Average rainfall: 33 inches
- Aquifer-Trinity



# LOCATION

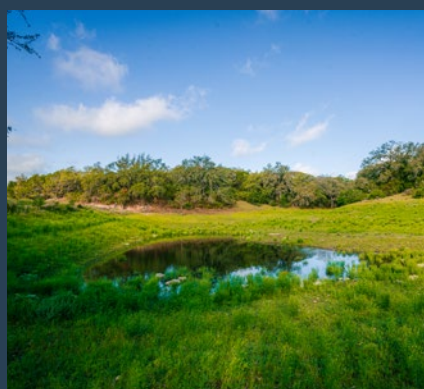
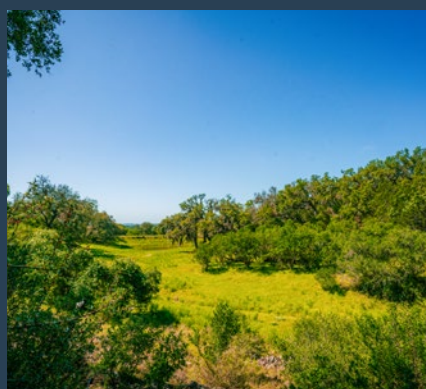


Spring Branch, Texas, is a charming community located approximately 25 miles north of San Antonio, with a population around 18,200 residents. Established in the 19th century, the town has a rich history rooted in its early German settlers who left a lasting impact on the local culture and architecture. Today, Spring Branch offers a peaceful retreat from the bustling city life, with its scenic landscapes, friendly atmosphere, and proximity to the vibrant city of San Antonio.



Spring Branch is served by the Comal Independent School District, providing quality education to the community. The district is known for its commitment to academic excellence and a range of extracurricular activities, enriching the educational experience for students. Beyond education, residents and visitors can explore the Guadalupe River State Park, offering outdoor enthusiasts opportunities for hiking, camping, and water activities. Additionally, the nearby Natural Bridge Caverns provide a fascinating underground adventure for those interested in geological wonders. With its blend of education, natural beauty, and recreational options, Spring Branch, Texas, stands as a well-rounded community with something to offer for everyone.

# LIFE ON THE RANCH



# AERIAL MAP

50

Acres

30

mins to Loop 1604

5

mins from Spring branch



- Primary Road
- Road / Trail
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body

# WILDLIFE



- With substantial cover throughout the ranch, native species flourish in the area
- Strong forage and plenty of water sources allow for wildlife and livestock to flourish
  - Native species including whitetail, turkey, and dove are prevalent





# LAND



- Rolling hills throughout the ranch, with great view of the large neighbors surrounding the ranch
  - Majority of the ranch is scattered trees with a small portion of heavy tree growth and brush towards the back of the property
  - Wide variety of vegetation, including large oaks covered in Spanish moss, elms, and other native trees

# TEXAS LANDMEN duPerier LandMan



- \$ 3 Billion Sold
- 5 of the Top 10 Farm & Ranch Agents  
San Antonio Business Journal

We are a group of proven and successful brokers and agents who strive to be the best professionals in the ranch sales business. This passion to be the best has led to many satisfied clients. Our extensive and private client list consists of celebrities, CEOs, foreign and domestic investors, and customers who want it done right.

For over 50 years, we have helped our clients find premier land in the Texas Hill Country.

We believe in quality, confidentiality and sustainability.



# TEXAS LANDMEN

- Our extensive and private client list consists of celebrities, CEOs, foreign and domestic investors, and customers who want it done right.
- We have sold countless acres of premier Texas land and ranches across the state
- 40 years of operating experience. Client list consists of influential customers.
- We understand that our clients value their privacy and provide confidential listings.
- Our staff consists of passionate experts in wildlife management, wildlife sustainability, biology, and environmental consultants.

## Land Consultant

Weston Jenkins

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Back to Back Winner of Top 10 SABJ Awards Farm and Ranch Agent, NAR 30 under 30 recognition



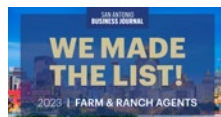
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