

HIGH PLACES REALTY

PO BOX 207 664 South US Hwy 83
Leakey, TX 78873



Property #010
MLS #120040
\$2,800,000.

MARY KAY WINDHAM

GRI, SRES, RSPS, CNE



Property Features

2242 Patterson Creek
Leakey Texas
Real County

Comanche Creek Ranch
225.7 Acres

3 BR/2B Home,
Metal Barn with Living
Quarters plus a Guest
Cabin

Hunting, ATV Trails,
Exceptional Views all a
short distance from
Leakey

MARY KAY WINDHAM
Owner/Broker

HIGH PLACES REALTY

Any time of the year is a great time to explore the Texas Hill Country, for a weekend or a lifetime. We count it a privilege to be able to help people like you own a part of it.

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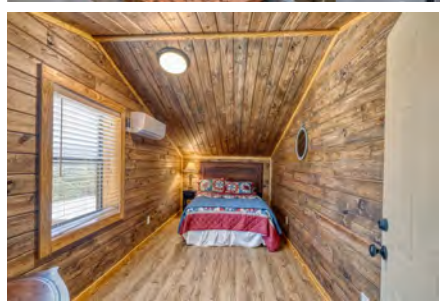


Comanche Canyon Ranch is located 2.8 miles from Leakey proper and is a 7 minute scenic drive into town. As you enter the 225.71 acre ranch, Cedar Hollow Creek forms the SE corner and has been dammed to create a serene estuary, fringed with Sycamore and Cypress trees. Driving into the ranch you will be taken with the chain of hills that form the north and west boundaries and the Oak studded, rolling valley below, including a 5 acre high fenced pen. A cave is located above the home in the center of the ranch. There are two box canyons, one having two permanent springs that feed a sizable pond providing year round water for the abundant wildlife on the ranch. Aoudad, White Tail, Axis, hogs and even a herd of Sambar call the ranch home. An ATV trail ascends 2200 ft. to the top and it traverses the ridge in both directions. The beautifully appointed 3BR/2B home is elevated for breathtaking, long views to the south and east. The inviting porch wraps around two sides to take in the views and there are two courtyards front and back with one having a firepit and attractive landscaping in both. The front porch is screened and the home comes tastefully furnished with Western artwork and design. There is a large carport as well. Below the home is a guest cabin with covered front porch, screened porch, kitchenette, Murphy bed, loft and full bath with its own large firepit area. The 30X50 insulated metal barn houses a Kubota tractor with shredder and riding lawnmower that conveys and room for your own side by side and other toys. Inside the barn is a rustic elegant guest quarter with reclaimed wood walls, tall ceiling and full bath along with an upstairs bedroom all under heat and air. The high-yielding well is housed along with two 5000 gallon storage tanks and all buildings on the ranch have been guttered and set up for potential rain water harvesting. There is an impressive cleaning station, two penned 1000 lb. corn feeders which double as hog traps, large blinds, along with an RV hookup. **This turnkey property is perfect for a family hunting or recreational ranch, but with a word of warning, you will want to make it your permanent home! \$2,800,000.**

Main Home 3BR/2B



30 x 50 Barn with Guest Quarters, Full Bath and Upstairs Bedroom all under A/C



Guest Cabin with Murphy Bed, Full Bath under A/C; Covered & Screened Porches with Fire Pit area



301-306, DEED RECORDS; SITUATED WITHIN SUR. NO. 9,
S. A. R.R. CO. BLK. F, ABST. NO. 342, ABOUT THREE
WEST OF THE CITY OF LEAKEY, ON PATTERSON CREEK
REAL COUNTY, TEXAS.

NOVEMBER 6 - 7, 2006, FOR HERBERT D. TEEL, ET. UX., ET. AL.
G. GRAY REAL ESTATE, LIMITED PARTNERSHIP, LTD.

