

Bowden Spring Ranch (BSR) is an impeccably manicured 480.55 +/- acre Texas Hill Country ranch ideally located in Kendall County on FM 3351 about 3 miles south of Kendalia, 15 miles from Boerne, and 41 miles from San Antonio. The ranch has rolling terrain with numerous long-distance views, elevations ranging from 1,415 to 1,290 feet above sea level, mature oak trees throughout the ranch, four water wells, a large pond (tank), working cattle pens, chute, shelter, haybarn and a great road system with two entrances off FM 3351 for ease of access. The main residence is a 3324 sf charming stone and timber house with 4 bedrooms, 3 bathrooms, 2 living areas with fireplaces and an updated kitchen. Other amenities include two guest houses, offices and conference center, large workshop, dog kennels, and swimming pool with child proof fence, outdoor kitchen and patios.

Improvements

- Main residence is typical German Architecture historic to the area. A stone fence with iron gates provide charming courtyards for the front and rear entrances to the home. Three of the four bedrooms have in-suite baths and offer the potential for two master suites. Master suite #1 has three walk in closets, a study with a fireplace, in-suite bath with a charming claw-foot tub and exterior access to a small porch. Master suite #2 offers an in-suite bath, large closet, built-in dresser drawers and kitchenette. Custom cabinetry, built-ins and large closets offer plenty of storage throughout the house. Wood floors run throughout the house in the living room, kitchen, dining, bedrooms and halls. There are concrete floors in the family room and second master suite. Ceramic tile floors are in each bathroom and the mudroom. Stainless steel kitchen appliances include Sub-zero refrigeration, GE Monogram gas range, oven, vent hood, and a Bosch dishwasher.
- The pool cabana (37' x 11') includes an outdoor kitchen (9'x11') with concrete countertops, gas grill and prep sink; covered patio (8'x11'); half bath; and store room. A pergola covered patio (20'x25') overlooking the pool is equipped with an outdoor fire place, bbq pit and smoker and offers a great place to entertain and/or relax.
- Raised stone garden beds, 4 bay dog kennel (15'x22') with utility shed (14'x 8') and masonry sidewalks to the guest houses add charm to the picturesque setting. The small guest house is 648 sf with 1 bedroom, 1 bathroom and a kitchenette. The second guest house/office/conference center offers two large bathrooms, a mudroom, full size kitchen, two large great rooms with fireplaces, a kitchenette, two large offices each with exterior access, and a break room equipped with a wet bar, wine fridge and ice maker.
- Additional improvements include: a 4,600 sf warehouse with a workshop, 4 bay garage, feed room and half bath; galvanized livestock pens offer a covered and lighted working area, separate 40x40 watered pens, and two larger pens that are connected to working runs and the loading chute; a 6,000 sf hay barn located near the the second entrance off FM 3351. The perimeter of the ranch is partially high fenced with the remaining low fences being near the homestead. Cross fences and cattle-guards separate pastures and fields and the all-weather caliche road system provides ease of access throughout the ranch.

Terrain

- BSR offers approximately 3,000 +/- footage of road frontage on FM 3351 and two gently sloped entrances. The terrain ranges from gentle slopes to rolling hills to wide open fairly level spaces.

Water

- There are 4 water wells on the property and a large pond/tank for the cattle. When full, the pond is approximately half an acre in size. There is also a natural wet-weather spring on the property for which the ranch was named (Bowden Springs).

Wildlife

- BSR supports an abundance of native wildlife including whitetail deer, turkey, dove, hogs, and varmints. Free-ranging exotics such as Axis Deer, Black Buck, Fallow and Sika deer are also typical for the area.

Vegetation

- BSR has been cleared of cedar and has beautiful mature oak and cedar elm trees scattered throughout the ranch. There are 5 separate cleared fields totaling approximately 41 acres that are planted in improved grasses. Along with the native trees on this ranch, other species planted by previous owners include Burr Oak, Eves Necklace, Possum Haw, Rusty Black Haw, Cypress, Carolina Buckthorn, Blanco Crabapple, Red Bud, Escarpment Cherry, Madrone, Soap Berry, Maple, and Mexican Plum.

Minerals

- A Mineral Search for Bowden Spring Ranch was conducted in January of 2019. One half of the minerals and 100% of the Executive Rights covering those minerals are owned by Ronald R Wagner Family Limited Partnership and will be negotiated as part of a valid purchase offer contract.

NOTE: Measurements and square footage numbers in the listing documents are approximations. Buyers are encouraged to verify square footage of all improvements and are encouraged to obtain a new survey.