

SUNSET PEAK RANCH

Center Point, TX | Kerr County



± 43 Acres



HIGHLIGHTS



- Located between Center Point and Bandera, only 1 hour to San Antonio

- Over 260 feet of elevation change across the ranch

- Incredible views and building sites at the top of the hill

- ½ acre clay lined pond



DESCRIPTION



Located between Center Point and Bandera, TX and only 1 hour outside San Antonio, TX, Sunset Peak Ranch offers quintessential hill country sunset views for miles. With over 280 ft of elevation change on the ranch and several premier building sites, Sunset Peak Ranch offers everything desirable in a Texas Hill Country property.

This scenic ranch offers unparalleled views of the Medina River valley with absolutely breathtaking sunrises and sunsets. With good flat shelves throughout the ranch perfect for your build site. There are several options to choose from on home orientation and direction.

The ranch is equipped with a 600 ft deep, 30 gallon per minute water well, as well as underground electric to the premier homesite. In addition to the well and electric, there is a ½ clay lined pond perfect for fishing, duck or dove hunting, and family recreation. There is an additional tank site on the property that is ready to be cleaned out and lined for a separate pond!

WATER



- Property features a 600 foot, 30 gallon per minute water well
- Ranch also features a ½ acre clay lined pond and an additional tank site
- Average well depth in the area is 400-500 feet at 15 GPM
- Average rainfall: 33 inches
- Aquifer-Trinity



LOCATION



Center Point, nestled in the heart of Texas Hill Country, is a charming town located approximately 55 miles northwest of San Antonio. With a population of around 3,000 residents, Center Point boasts a rich history dating back to the 19th century, evident in its well-preserved historic buildings and vibrant cultural heritage. The town takes pride in its close-knit community, reflected in its local school district which emphasizes personalized education, fostering both academic excellence and a strong sense of belonging.



Center Point offers easy access to the scenic beauty of the Texas Hill Country. Visitors can explore historical landmarks, such as the Center Point Historic District, and enjoy outdoor activities along the Guadalupe River, making it a sought-after destination for those seeking both cultural enrichment and natural tranquility.

LIFE ON THE RANCH



AERIAL MAP

43

Acres

1

hour to San Antonio

30

GPM water well



 Boundary  Stream, Intermittent  River/Creek  Water Body  Water Wells

WILDLIFE



- Sunset Peak Ranch features a ½ acre clay lined pond, ideal for fishing, and seasonal duck and dove hunting
- The ranch also sees native whitetail and axis deer, along with other vermin



LAND



Boundary Stream, Intermittent River/Creek Water Body Water Wells

- Over 390 feet of elevation change across the ranch
- Offering unparalleled views of the Medina River Valley, with high quality flat shelves up the hill with ideal building sites
- Water well and electric already on site

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.

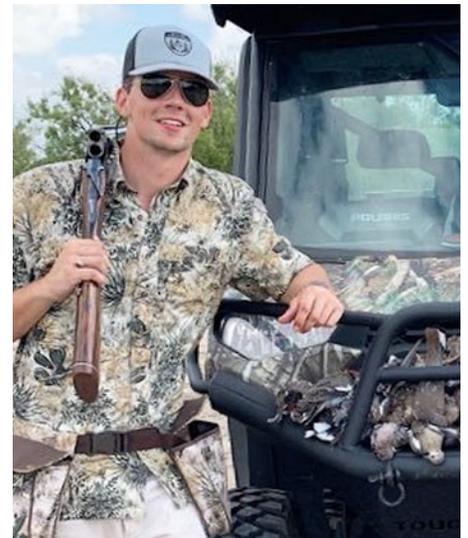
Land Consultant

Weston Jenkins

210-215-3771

weston@texaslandmen.com

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



Land Consultant

Zachary Biermann

830-353-1164

zach@texaslandmen.com

Top 10 SABJ Awards Farm and Ranch Agent





TexasLandmen.com | 601 Main St., Bandera, TX 78003 | 830-755-5420