



WEST & SWOPE  
RANCHES



SMITHSON VALLEY FARM

Bulverde, Texas | 15 ± ACRES

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## THE RANCH

Welcome to this exquisite 15-acre estate in the serene landscapes of Bulverde, Texas, where rustic elegance meets modern luxury. This property is a tranquil retreat, perfectly situated near the vibrant and culturally rich city of San Antonio, offering a unique blend of luxury, privacy, and potential for both high-end residential living and lucrative commercial ventures.



## PROPERTY FEATURES

Every detail of this estate has been meticulously crafted, and the residence is a marvel of design and craftsmanship, featuring:

- 4 Spacious Bedrooms
- 3.5 Luxurious Baths
- A Master Suite as a Private Oasis
- A Chef's Dream Kitchen
- Elegant Formal Dining and Living Areas

The interiors boast high-end finishes, warm hardwood floors, and inviting hues, creating a home where every moment is cherished. Additionally, the estate offers a 2400sf Barn, ideal for equestrian enthusiasts and those with a spirit of adventure.





## LOCAL AMENITIES AND ATTRACTIONS

This estate provides easy access to a variety of charming neighboring towns, each with its unique Texas charm:

**San Antonio:** A city renowned for its rich history, diverse cultures, and dynamic arts scene, offering a wide array of dining, shopping, and entertainment options.

**New Braunfels:** A festive town celebrated for its German heritage, water activities, and the iconic Schlitterbahn Waterpark.

**Boerne:** A picturesque town known for boutique shopping, gourmet dining, and the serene Cibolo Nature Center.

## OUTDOOR LIVING

The estate unveils a lavish outdoor space, where refined interiors meet the enchanting Texas outdoors, showcasing a sparkling 20' x 40' Pool, a Sundek Patio, and intimate seating areas by the creek, perfect for relaxation and entertainment under the vast Texas sky.



## LANDSCAPE AND TERRAIN

The 15 acres are a diverse landscape of rolling hills, mature trees, and fertile fields, providing a backdrop for boundless outdoor adventures and agricultural pursuits.

## WILDLIFE AND NATURE

This estate is a sanctuary for native wildlife, offering a harmonious living experience amidst the natural beauty of the land. There is an abundance of whitetail deer, dove and Turkey.

## INVESTMENT POTENTIAL

This property is not just a home; it's a lifestyle and a strategic investment, offering a plethora of opportunities for family living, recreational activities, or developmental projects, with the flexibility of selected deed restrictions.

### DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.



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“A LEGACY OF LAND”

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