




WEST & SWOPE
RANCHES

MEEK RANCH

Kerrville, TX | 257 ± ACRES

WESTANDSWOPERANCHES.COM

 @WESTANDSWOPERANCHES



THE RANCH

Kerrville's Meek Ranch is a captivating property made up of 257 +/- acres and nestled in the heart of the Texas Hill Country. This property is uniquely situated directly next door to the Comanche Trace golf course and development. The Meek Ranch has been owned and operated by the same family since the 1960s and features 205 +/- ft of Guadalupe River/ Flat Rock Lake frontage, as well as 900 +/- ft of Hwy 173 road frontage. Enter the property through a gated entrance off Bandera Hwy and enjoy the gorgeous landscape as you drive up toward the 4,702 sf Mexican Colonial-style main house, built in 1972. With its hilltop views, mature trees, and nice water features the ranch offers a unique blend of tranquility, privacy and convenience.

Conveniently located approximately 50 +/- miles from San Antonio, and only minutes from downtown Kerrville, the property provides easy access to city amenities while maintaining a private and secluded ambiance. The property benefits from a 12-inch waterline along the road and a 10-inch sewer main line along Hwy 173, making this a great property for residential development. The property also holds senior water rights that can also be negotiated for purchase separate from the listing price. Whether you're seeking a permanent residence, a recreational property, cattle operation, weekend getaway, or an investment/ development property, this ranch has it all.







HIGHLIGHTS

- **900 +/- ft on the South side of HWY 173**
- **205 +/- ft on the North side of HWY 173**
- **12-inch waterline along road**
- **10-inch sewer main along HWY 173**
- **Currently outside of Kerrville City Limits within ETJ**
- **Current Zoning: Agriculture A-1**
- **Convenient location to San Antonio and Kerrville. Secluded and private, but easy access to the big city.**
- **School District: Kerrville Independent School District**
- **Development Comanche Trace is located next door, which is a 1,300-acre master-planned golf community**
- **The property borders the Comanche Trace Golf Course.**
- **Guadalupe River/ Flat Rock Lake Frontage**
- **Hilltop Views, Mature Trees, Views of the TX Hill Country**
- **Relatively gentle topography making it very buildable**
- **TXDOT AADT Traffic Counts for Highway 173 as of 2022 were 9,970**

TERRAIN

The Meek Ranch showcases panoramic views of the natural beauty the Texas Hill Country provides. With elevations ranging from 1600 to 1690 ft, the topography features rolling hills, cleared fields and mature oaks and Elm trees, scattered throughout the ranch. One pasture has grafted Pecan trees and two pastures are in coastal and Klein grass.

WATER

With 205 +/- feet of river frontage along the Guadalupe River (Kerrville Lake), this ranch provides great outdoor recreational opportunities such as fishing, kayaking, swimming, or boating. The Guadalupe River frontage is approximately two acres out of the 257 +/- acres on the other side of Hwy 173.

A majority of the ranch could be irrigated with the water rights from the Guadalupe River. The water rights are not included in the sale of the ranch, but can be negotiated for purchase. Underground water lines run to risers throughout the ranch. Call for details.

Other water features include one large stock tank and one small tank filled by the river that sits next to the domestic water well. The well provides water to the house and the water troughs.

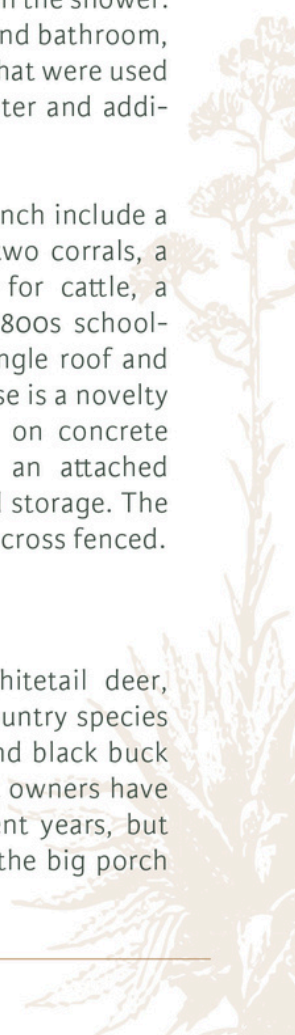
IMPROVEMENTS

The main house was built in 1972 and designed by Lel Medford. It features four bedrooms and three and a half bathrooms. It is a large Mexican Colonial style home that sits on the highest elevation of the property providing panoramic views. The home features custom wood doors and cabinetry, a brick bodega ceiling in the sitting area, two large 60 ft porches on both sides of the house. The main sitting porch was designed to catch the south wind in the summertime and is a great place to entertain guests, or sit and relax while enjoying the view. The interior includes custom cabinets built and designed by Kerr Crafters, hand-painted backsplash tiles in the kitchen and bathrooms, imported saltillo tile, tall ceilings, three fireplaces, one with imported Boquillas Canyon rock, a Juliet balcony with spiral staircase, a sunroom/ green-room, and more. The main room features a rock fireplace with a cypress mantle hand cut out of the Guadalupe River and ceilings over 20 ft tall. The master bedroom features some of the best views of the ranch, with french doors that lead to the porch. There is also an attached bathroom with two walk-in closets, sunken tub/ shower combo, a sauna, and custom painted tile work in the shower. The garage has a small bonus room and bathroom, as well as four large walk-in closets that were used for holding tools, the hot water heater and additional storage.

Other improvements on the Meek ranch include a 2/2 Foreman's house, three barns, two corrals, a loading chute and working chute for cattle, a historic log cabin that was a mid 1800s school-house, upgraded with a cypress shingle roof and an added fireplace. This historic house is a novelty piece that was brought in and set on concrete foundation. The pump house has an attached room that is great for gardening and storage. The property is partially high fenced and cross fenced.

WILDLIFE

Wildlife on the ranch includes Whitetail deer, turkey, dove and other native hill country species and occasionally you will see axis and black buck pass through the ranch. The current owners have not hunted on the property in recent years, but enjoyed watching the wildlife from the big porch on the main house.





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.



Meek Ranch Kerrville 257 AC
Texas, AC +/-



Boundary 111
1

Louie Swope
P: 512-940-0543

www.westandswope.com

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

WEST & SWOPE

RANCHES



“A LEGACY OF LAND”

CONTACT

LOUIE SWOPE
PARTNER | BROKER

512.940.0543

LSWOPE@WESTANDSWOPERANCHES.COM

GEORGE "MITCH" WEST
PARTNER | BROKER

210.213.5402

GMWEST@WESTANDSWOPERANCHES.COM

West & Swope Ranches | info@westandswoperanches.com | 844-888-3384

WESTANDSWOPERANCHES.COM

 @WESTANDSWOPERANCHES