



Terrapin Farms

54.79 Ac. Kerr County

Terrapin Farms is a lovely farm ideally located between Comfort and Center Point on Hwy 27, and only 40 miles from northwest San Antonio. There is roughly 1,200 feet of beautiful Guadalupe River frontage. The cypress tree lined river offers deeper holes great for fishing and swimming along with shallower rapids that are ideal for lounging in. There is a beautiful custom home with a wonderful outdoor living space overlooking the river. The two large barns offer plenty of storage for equipment, hay and cover for livestock. The fertile land has been cross fenced into seven different pastures, ideal for running livestock and horses. This place has it all, from solar panels to rain water storage, from a propane generator to a walk-in processing cooler, and everything in-between.

House 2,525+/- Sq Ft 3 Bedrooms 2.5 Bathrooms

- Large mater suite with heated floors and heated towel rack in master bath
- Spacious kitchen with Thor propane range, granite counters, stainless steel appliances and wine fridge
- Open living area with vaulted ceilings and rock fireplace
- Covered outdoor living space with rock fireplace, built-in propane grill and fridge
- Surround sound speaker system
- Reverse Osmosis water filter
- Security system
- Nice three car garage
- Standing seem metal roof
- Laundry room with utility sink
- Kohler 14KW propane generator
- Buried propane tank
- Fenced back yard
- 1250 gallon rain water storage tank

Barn #1

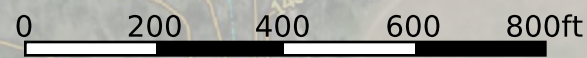
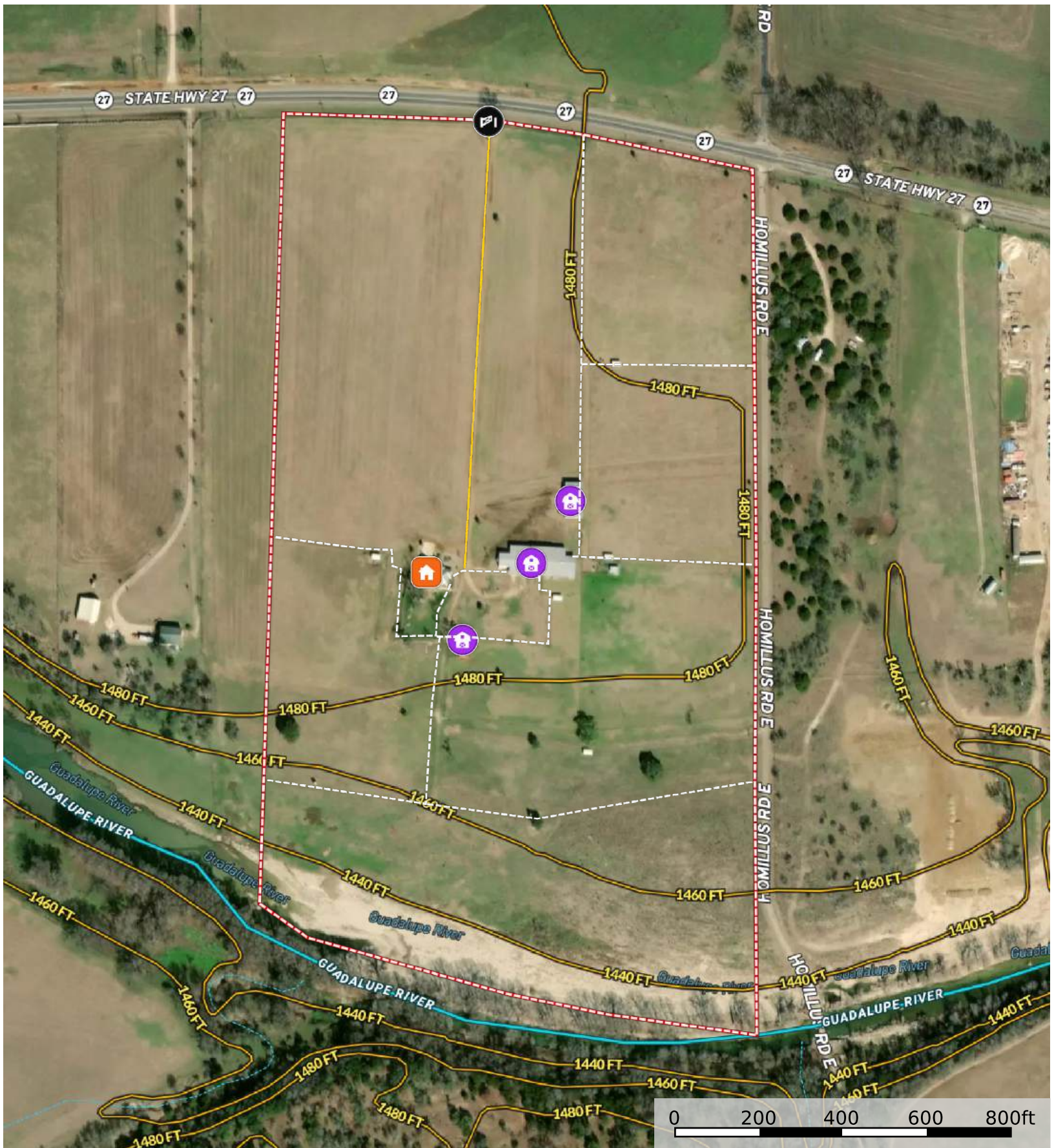
- 720 Sq Ft guest quarters/office. Bathroom has been plumbed for a shower
- 30' x 50' shop with 3 roll up doors, built-in air compressor, & car lift
- Walk-in cooler room for meat processing
- 30' x 36' lambing/foaling shed
- covered tractor/implement storage area

Barn #2

- 14' x 30' RV parking area with 220 plug
- 24' x 30' storage area containing three 1500 gallon rain water storage tanks
- 50' x 50' hay and implement storage area

Barn #3

- Two 1000 gallon rain water storage tanks
- Green house
- Three roll up doors
- Elevated covered sitting area overlooking river



- Gate
- Barn
- House
- Primary Road
- Fence
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body