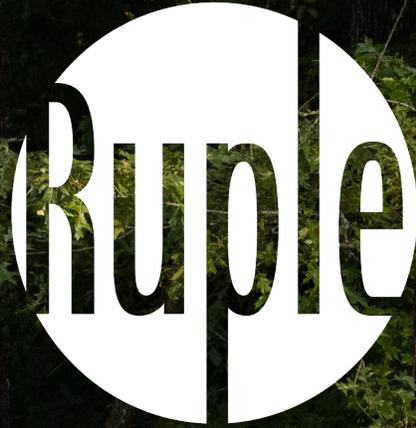


**BUY LAND.
LIVE WELL.**

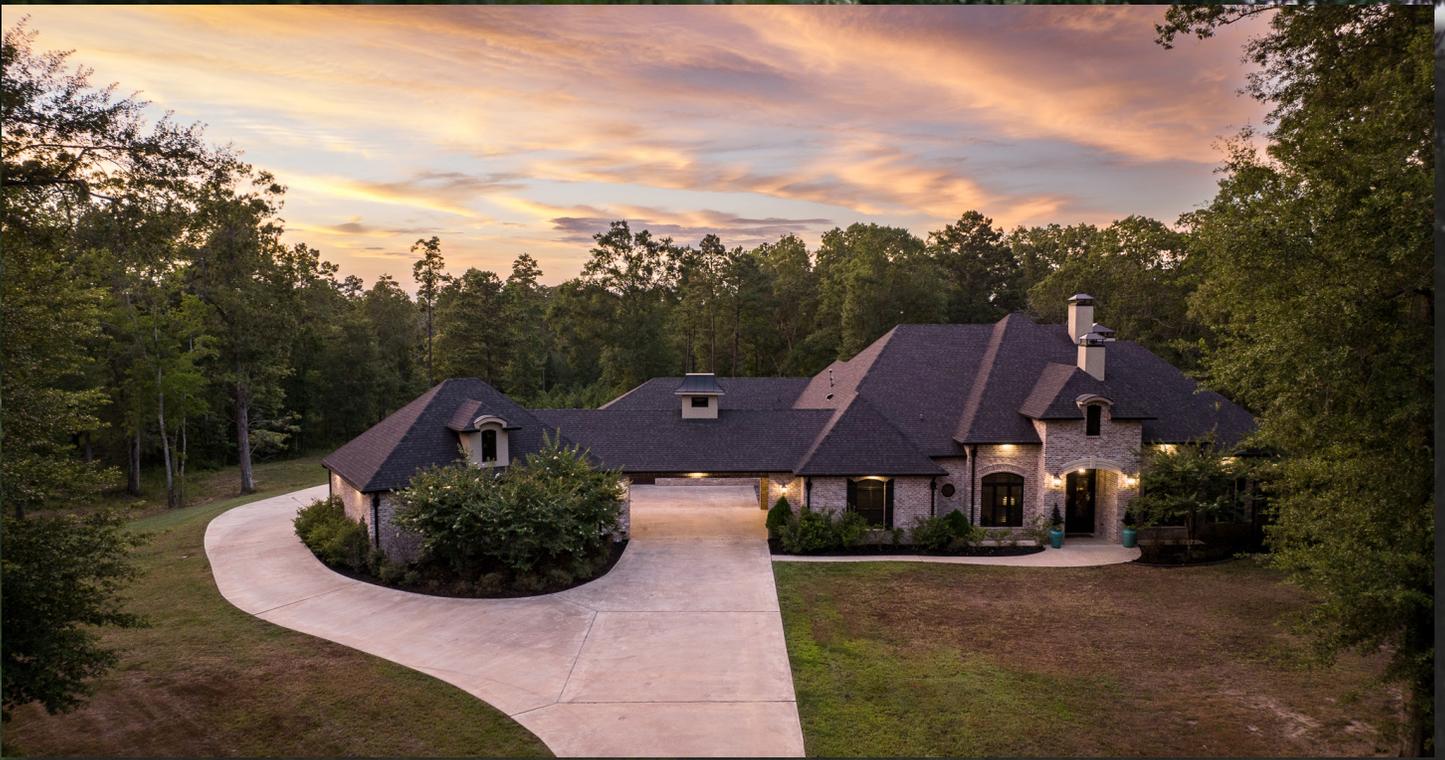


RANCH & LAND

LOS PINOS FARMS
15± acres | Polk County

PRICE: \$2,125,000

WWW.RUPLEPROPERTIES.COM



The 15+/- acre Los Pinos Farms offers the ultimate in seclusion and privacy with proximity to the conveniences of the city. As you enter the property through the custom-designed automatic gate and down the concrete drive that leads to the stunning custom home, you can see that the owners have taken advantage of the natural habitat to create a spectacular property. Located at the highest point on the ranch, the area around the home is heavily wooded, providing seclusion and great views. There is one pond located just within these 15+/- acres. The sellers of this property currently own 221+/- acres in total. The buyer of this 15+/- acres will have 1st right of refusal on the remaining 206+/- acres.





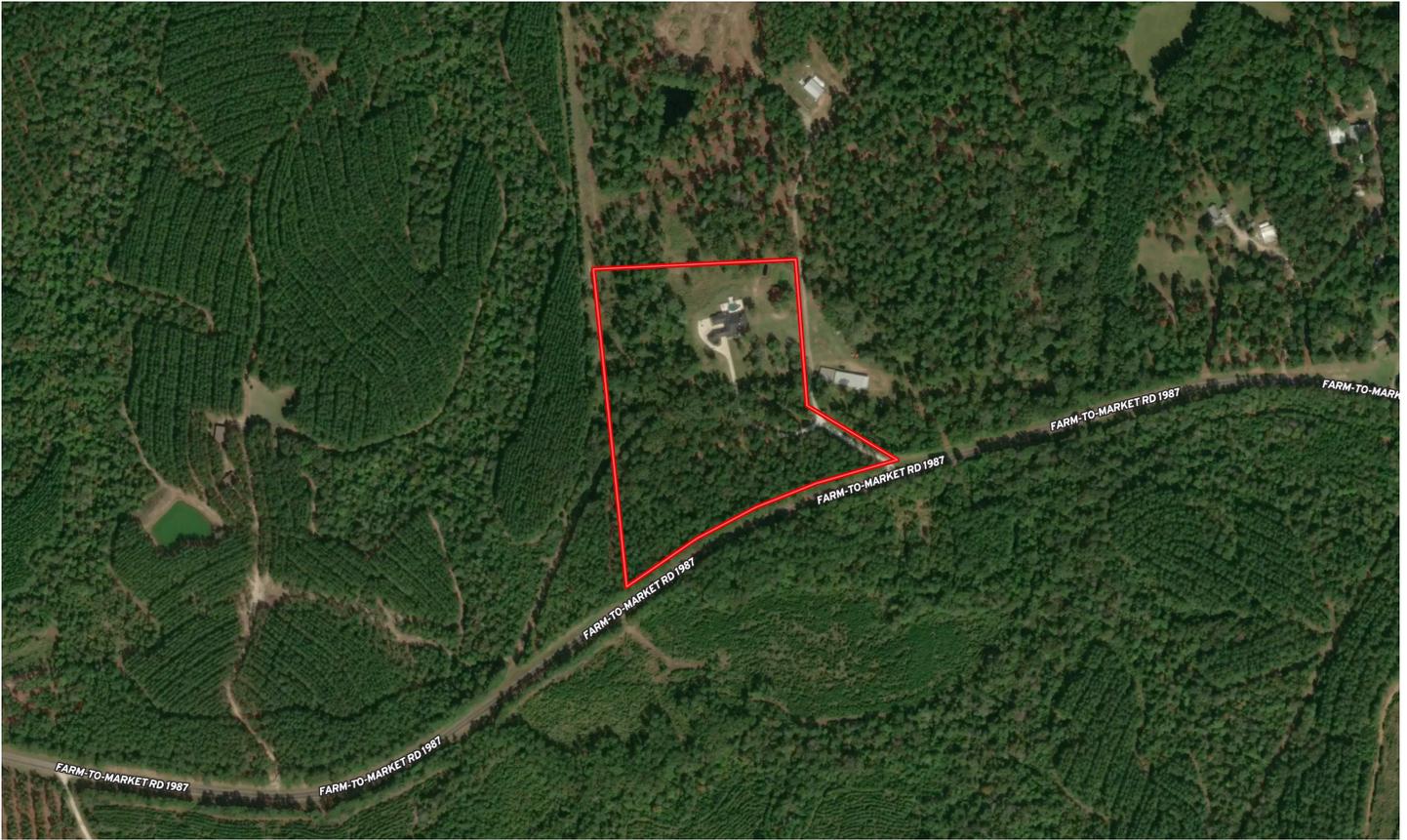
Improvements:

The 4,130+/- square foot 4 bed, 4.5 bath single-story brick home was built in 2018. This luxury home features an open-concept kitchen with scenic views of the extensive outdoor entertaining areas. From the Patagonia granite countertops and wolf/subzero appliances to the built-in coffee maker, there was no expense spared in the design of this stunning chef's kitchen. The master bedroom features a gas-start wood-burning fireplace, one of four home fireplaces, and two walk-in closets. The master bathroom includes a large shower, sauna/steam room, and bathtub. In addition, a single-car garage is attached to the home, and a detached 3-car garage totaling over 1,500 square feet. The additional 2,144 +/- square feet of covered patio space is perfect for entertaining.

The patio area includes an outdoor kitchen fully equipped with a built-in gas grill, an Argentine wood-fired grill, sink, granite countertops, and a built-in ice machine and drinks refrigerator. A covered sitting area on the patio overlooks the pool with a beautiful fireplace ideal for cool winter nights. The patio area also has a dedicated A/C system for the warmer months.

The property is equipped with a backup generator to prevent loss of power in the event of a power outage.





The information contained on this site and offered herein was obtained from sources deemed to be reliable. Ruple Ranch & Land, and or its agents, (The Company), do not warrant the accuracy of the information, whether printed or displayed, presented in marketing materials supplied to prospective buyers. The Prospective buyer assume all responsibility for verifying all information supplied to them by The Company and the buyer prospect should diligently investigate all aspects of a property, including but not limited to, natural and manmade attributes, local, state and federal laws and regulations and all other matters related to the purchase of the property. Prospects should arrive at and draw their own conclusions regarding a particular property(s) usefulness, its value and all other matters related to a purchase. The property is subject to price change and/or adjustment, acreage change and/or adjustment and/or removal from the market, at the sole discretion of the Seller. Boundary maps and property depictions are not to be relied upon as actual or accurate boundary representations, they are only for illustrative informational purposes. All boundary lines should be verified by an existing survey, or the preparation of a new survey, obtained by the prospect, prepared by a licensed surveyor. All acreage and improvement measurements are estimated and should be verified by the buyer prospect. Photos may be distorted due to alterations, enhancements, website technical issues and/or multiple reproductions. Other brokers/agents must accompany client at showings to participate in fee structures.



RANCH & LAND

The Premier Farm & Ranch Brokerage

Jason Ruple

REALTOR®

(210) 441-9750

jason@rupleproperties.com

WWW.RUPLEPROPERTIES.COM

8610 BROADWAY, STE 280, SAN ANTONIO, TX 78217

OFFICE: (830) 569-3500

**BUY LAND.
LIVE WELL.**