



Camp Hamman Ranch

Bandera, Texas

732 Acres

Camp Hamman Ranch is located just a few miles southwest of Bandera on FM 470. A working YMCA camp in the beautiful hill country with fantastic improvements that is ready for a new buyer to put in a church or corporate retreat. The camp boasts impressive improvements; 5 duplex cabins that sleep 28 each with fireplace, a/c, showers and unbelievable views. A large dining hall with attached bath house. A huge outdoor pool with vista overlook. 7 open air cabins nestled in an oak lined valley as well as several other homes, barns and shop. The ranch covers a ridge with valleys on both sides. Huge oaks and brush cover much of the property with some open grasslands. Miles of improved roads cover the property along with hiking/horseback riding trails. Other improvements include a rifle range, ropes course and archery range. Wildlife is abundant on the ranch attracted to the unspoiled terrain and the numerous ponds that are scattered throughout the property. Two large wells are located on the ranch to provide ample water for the entire camp. Perfect for camp/group ranch operation, corporate ranch retreat or family ranch with camp/compound infrastructure in place.

\$3,911,500





Camp Hamman Ranch

Lodging

Included on the property are 5 duplex cabins each with 2,169 sq. ft. Each cabin features a common area with a large fireplace and large sliding doors which can open up the common area to the outside. There are two bunkrooms to each side of the cabins which have A/C and can sleep large groups. There are also two sets of bathrooms and showers in each duplex cabin. These cabins are located in the back valley and have beautiful views for miles of rural landscape. Completely private and undeveloped.

A 3/2 Directors house with full kitchen, den, fireplace and fenced yard is located near the entrance of the property.

There is also a 1/1 small staff cabin and 7 open air cabins that are nestled in one of the two back valleys on the ranch.





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Activities

The camp has a myriad of potential activities for large groups of people. There is a huge swimming pool built on a hillside with terrific views of the countryside. Included in the pool complex are male and female locker rooms with showers of over 1,350 sq. ft. The pool has an industrial filter system and is kept full by one of two large water wells on the property.

There is a large dining hall with an industrial kitchen located in one of the back valleys.

Archery/riflery ranges and a ropes/rappel course are on the property and an equestrian center with miles of horse trails throughout the ranch. Of course, the property would have excellent hunting opportunities as well.





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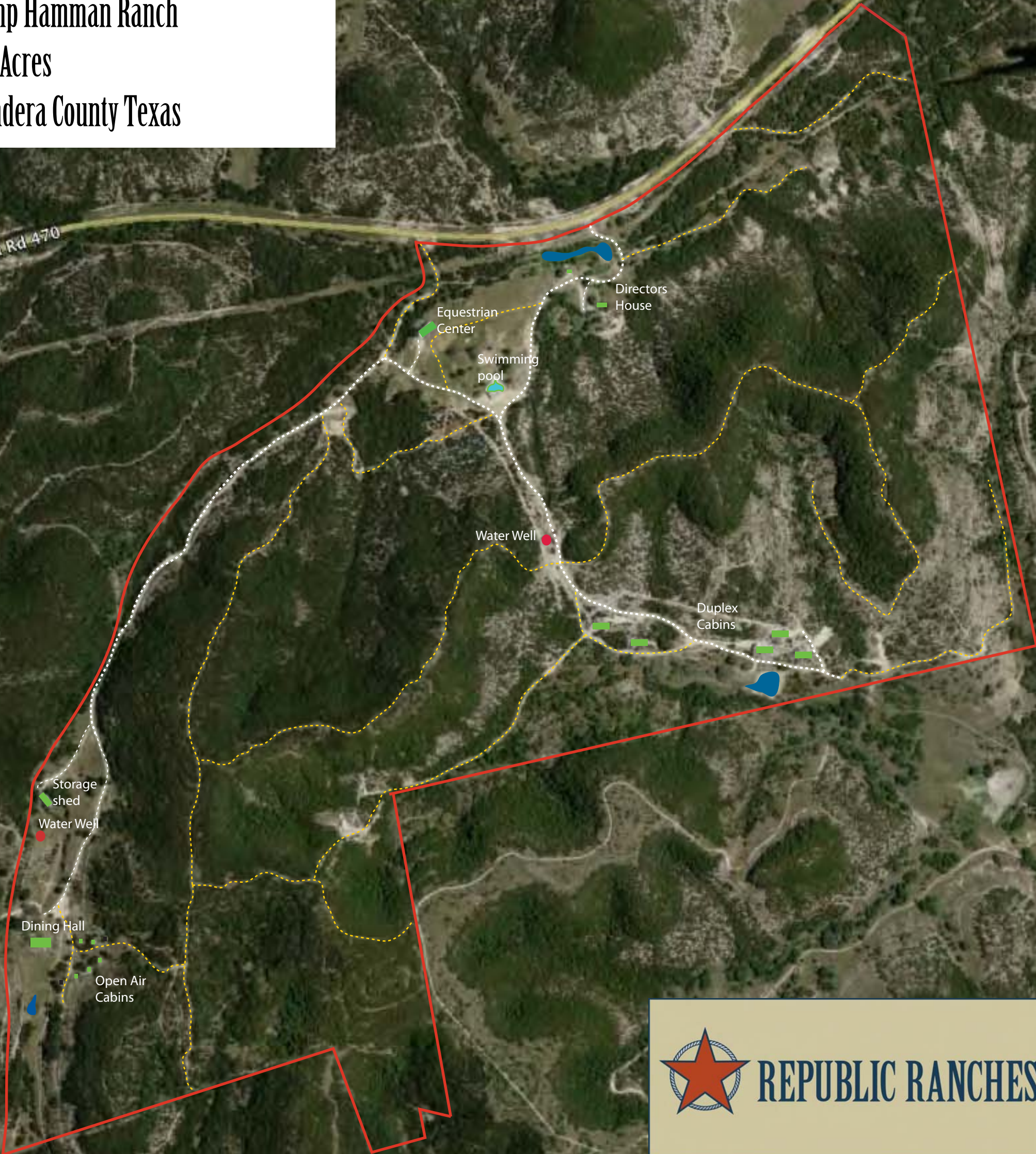
Overview

Camp Hamman Ranch has three valley's running through it with a large mountain ridge running across the middle of the property. Several ponds are located along the creek bottoms as well. Large live oaks, spanish oaks and Texas madrone trees are scattered around the entire property. There are miles of paved and gravel roads around the place with electricity available throughout the ranch. Two large water wells on the property have ample supplies with underground piping around the entire ranch to meet the needs of large groups. This unique property has paved road frontage and is close to Bandera but remains a very private ranch with no development in sight around the neighboring ranches.



Camp Hamman Ranch
731 Acres
Bandera County Texas

Ranch Rd 470



Equestrian Center

Swimming pool

Directors House

Water Well

Duplex Cabins

Storage shed

Water Well

Dining Hall

Open Air Cabins



REPUBLIC RANCHES

Camp Hamman Ranch

731 Acres

Bandera County Texas

99°12'00" W

99°11'00" W

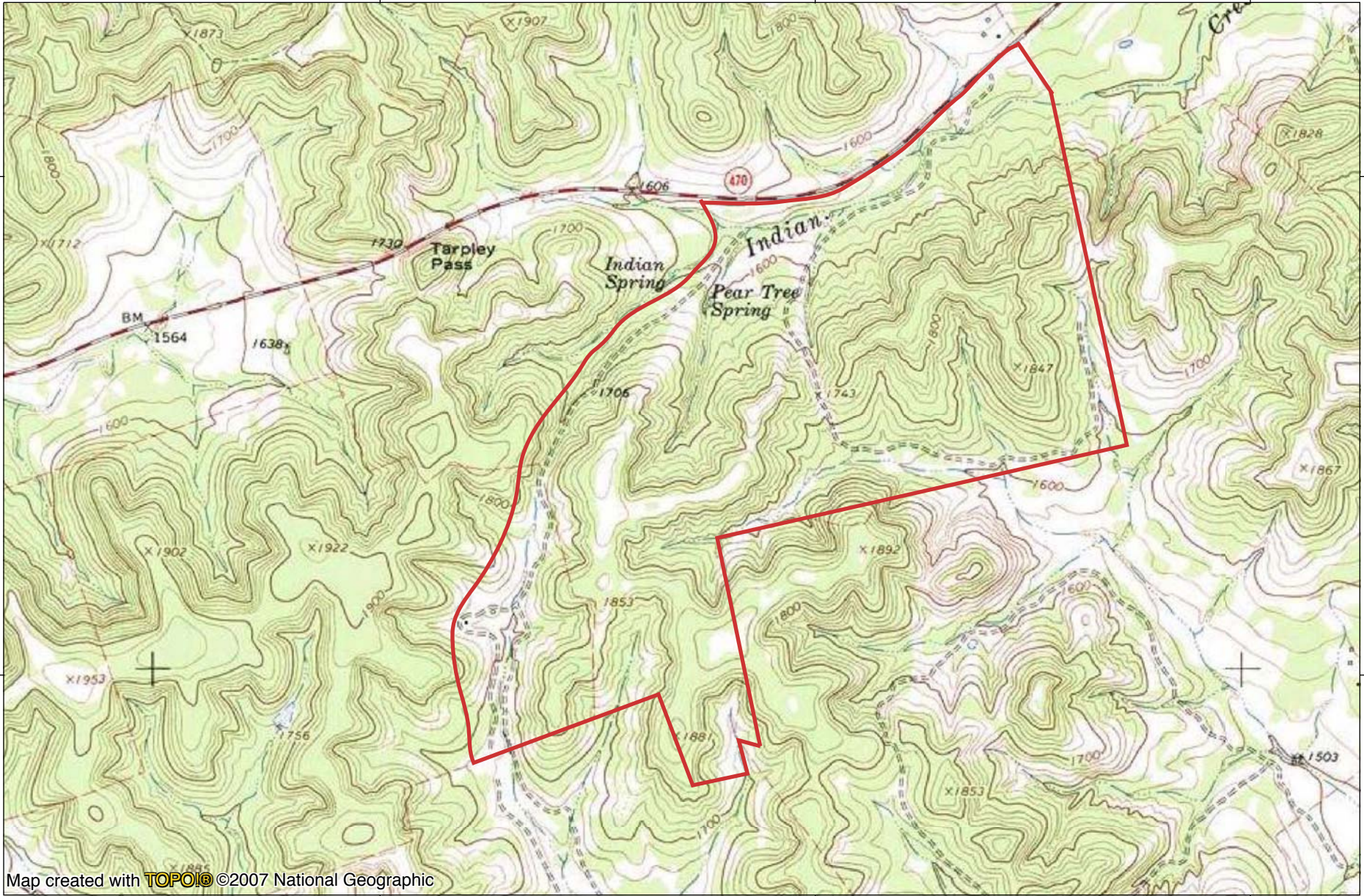
WGS84 99°10'00" W

29°41'00" N

29°41'00" N

29°40'00" N

29°40'00" N



Map created with TOPO!© 2007 National Geographic

99°12'00" W

99°11'00" W

WGS84 99°10'00" W

