dmtx REALTY GROUP
Coldwell Banker United

916 Middle Creek Rd
Fredericksburg, Texas 78624
$1,650,000

100 Acres
Gillespie County

Dave Murray
Broker, REALTOR®
Dave@dmtx.com | 512-695-2176

TEXAS RANCHES
TEXASRANCH.COM

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REALTOR®
Brooke@dmtx.com | 512-284-0799

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100 Acres
Gillespie County

100 Acres Near Fredericksburg, TX

This gated 100 acre ranch is now available, with no restrictions and endless possibilities, located 10 minutes from historic Fredericksburg, Texas. There is potential for bed & breakfast, equestrian operation, vineyard, or simply and amazing ranch residence. A beautiful main custom home sits on the fully fenced property, along with two other cabins, outdoor pavilion, and additional barns and outbuildings. The 1,757 sq ft main home has tall, vaulted beadboard ceilings in the main living area, complimented by beautiful limestone fireplace. A high-end finish is found throughout, including wood floors and granite counters.

40 acres have been high-fenced, and there are multiple areas of potential for horses or exotics. Several stock ponds are present, and the southwest of the property has frontage on Middle Creek. The proximity to Hill Country destination Fredericksburg and nearby parks like Enchanted Rock really open up the potential of this completely unrestricted ranch, while the multiple living structures make this an ideal AirBnB scenario from day one. An AG exemption is in place making for very low taxes.

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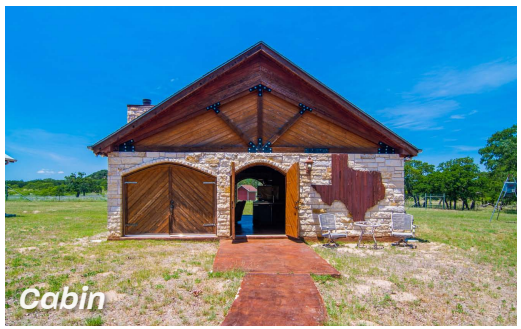
100 Acres
Gillespie County

Cabin


Cabin

- **Water Features**
  The property has multiple stock ponds, and the southwest corner has frontage on Middle Creek.

- **Land**
  There is predominantly level terrain, with areas of great cover.

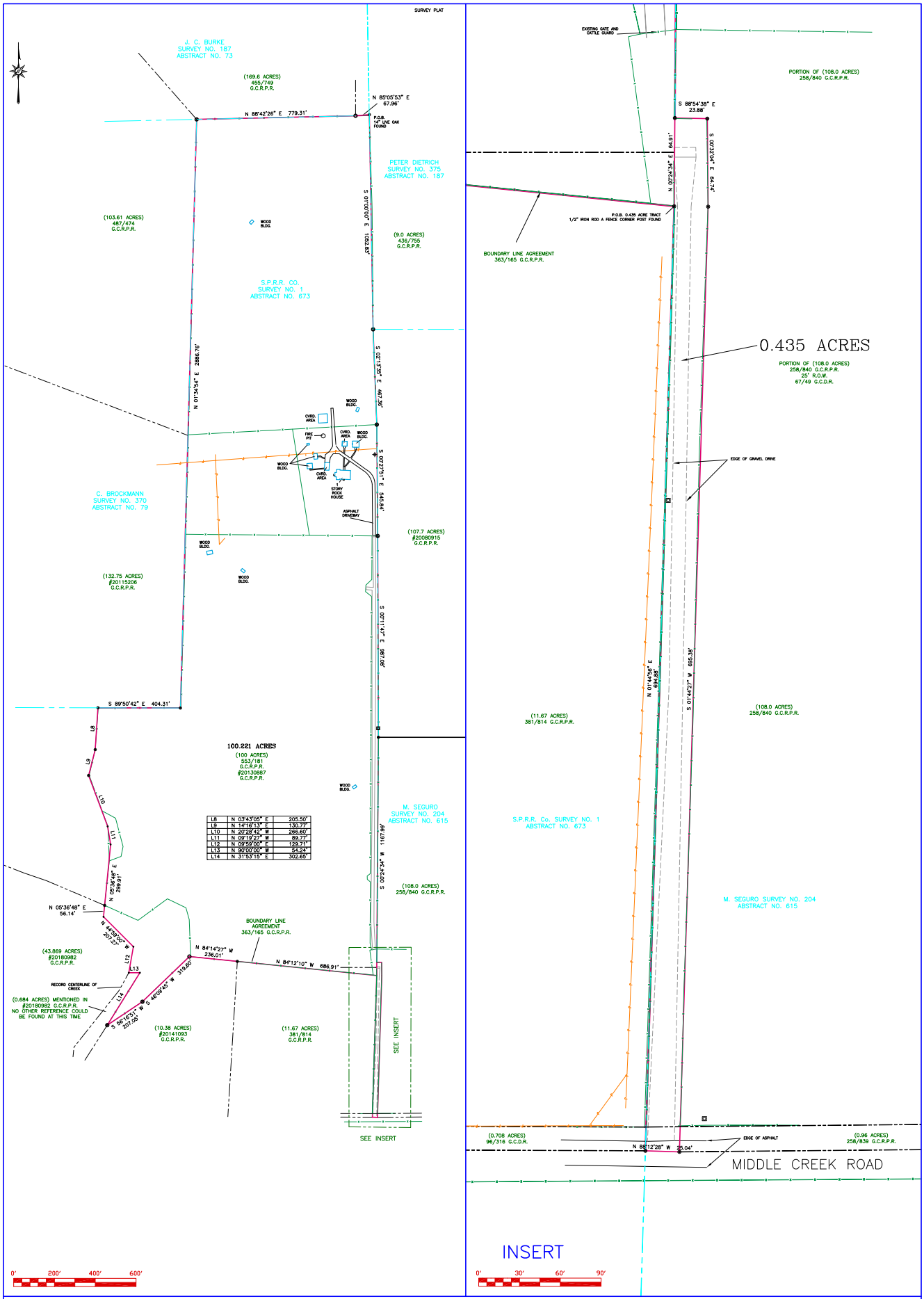
- **Soil**
  Soil is predominantly Bastrop loamy fine sand.

- **Access**
  There is access off of Middle Creek Rd, through a gated entrance, with paved road leading to the property.

- **Wildlife**
  The ranch has a wealth of native wildlife, including white-tailed deer, turkey, & others.

- **Utilities**
  2 Wells are on the property. Septic.

- **Exemptions**
  AG Exemption. Taxes are at approx. $305 per year.



CTLS
Cross Texas Land Services, Inc.
4800 North Big Spring Street, Suite 330 • Midland, Texas 79705
915-682-6373
TX-PEELS-FIRM-10194400
www.crosstexaslandservices.com

5-23-2019
DATE

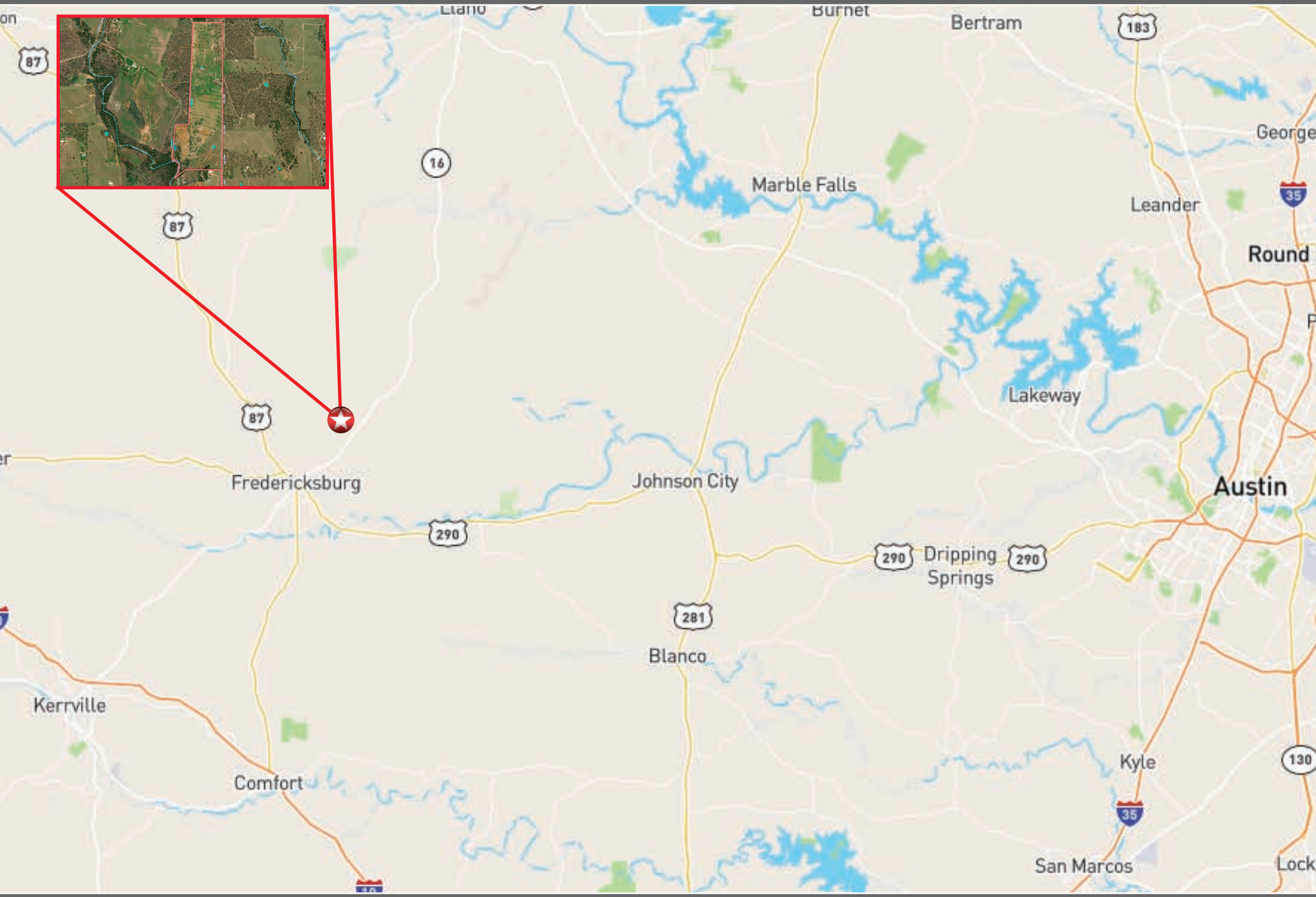
STATE OF TEXAS
REGISTERED
MARK R. WATSON
5740
PROFESSIONAL
LAND SURVEYOR

NOTES:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 (93) TEXAS CENTRAL ZONE.
2. COORDINATES & BEARINGS DERIVED FROM GPS OBSERVATIONS USING TRIMBLE R8 GNSS RTK UNIT AND NGS CORS NETWORK.
3. IRON ROD SET ARE 1/2 INCH IRON RODS WITH PLASTIC CAPS MARKED "CTLS"

LEGEND:
BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OVERHEAD UTILITY LINE
FENCE
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING SETBACK LINE
(RMS—0001) RECORD CALL
CALC POINT
MONUMENT FOUND
MONUMENT SET
A/C UNIT
UTILITY POLE/RISER
WATER WELL/METER
MANHOLE
ELECTRIC BOX/METER
FIRE HYDRANT
TELEPHONE/CABLE PEDESTAL
PROPANE TANK
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND
G.C.R.P. — GILLESPIE COUNTY REAL RECORDS
G.C.D.R. — GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS

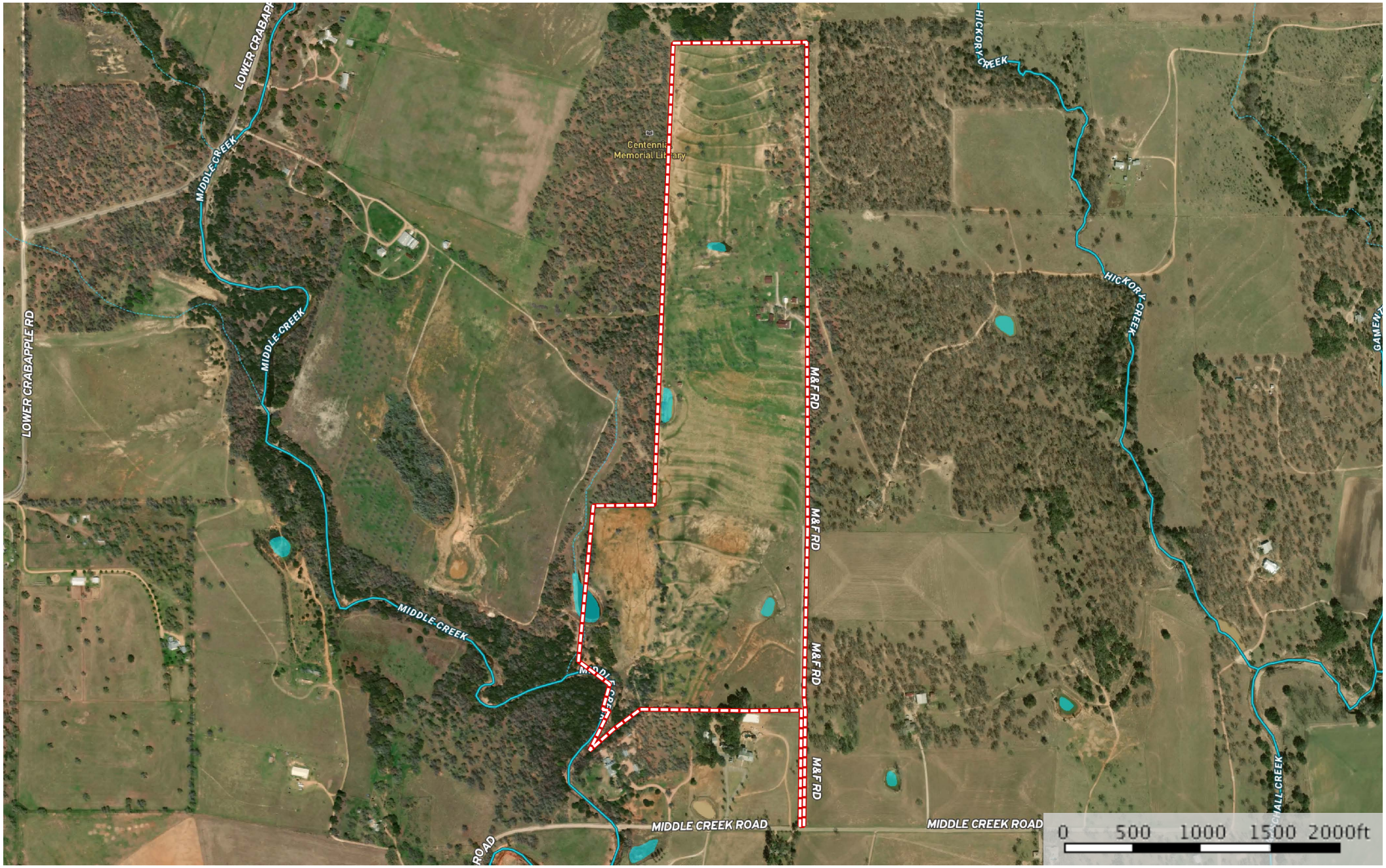
REFERENCE: NANCY & CHARLIE TANDYSLEY
ADDRESS: MIDDLE CREEK ROAD
LEGAL DESCRIPTION: 100.221 ACRES & 0.435 ACRES OF LAND, OUT OF VARIOUS SURVEYS
IN GILLESPIE COUNTY, TEXAS.
JOB NO. 19-00383 REV. 0
DRAWN BY: MRW FIELD BOOK:

Coldwell Banker United, Realtors
Dave Murray, Broker



916 Middle Creek Rd

Gillespie County, Texas, 100.2 AC +/-



Boundary

Stream, Intermittent

River/Creek

Water Body

Dave Murray
P: 512-695-2176 dave@dmtx.com

The information contained herein was obtained from sources deemed to be reliable.
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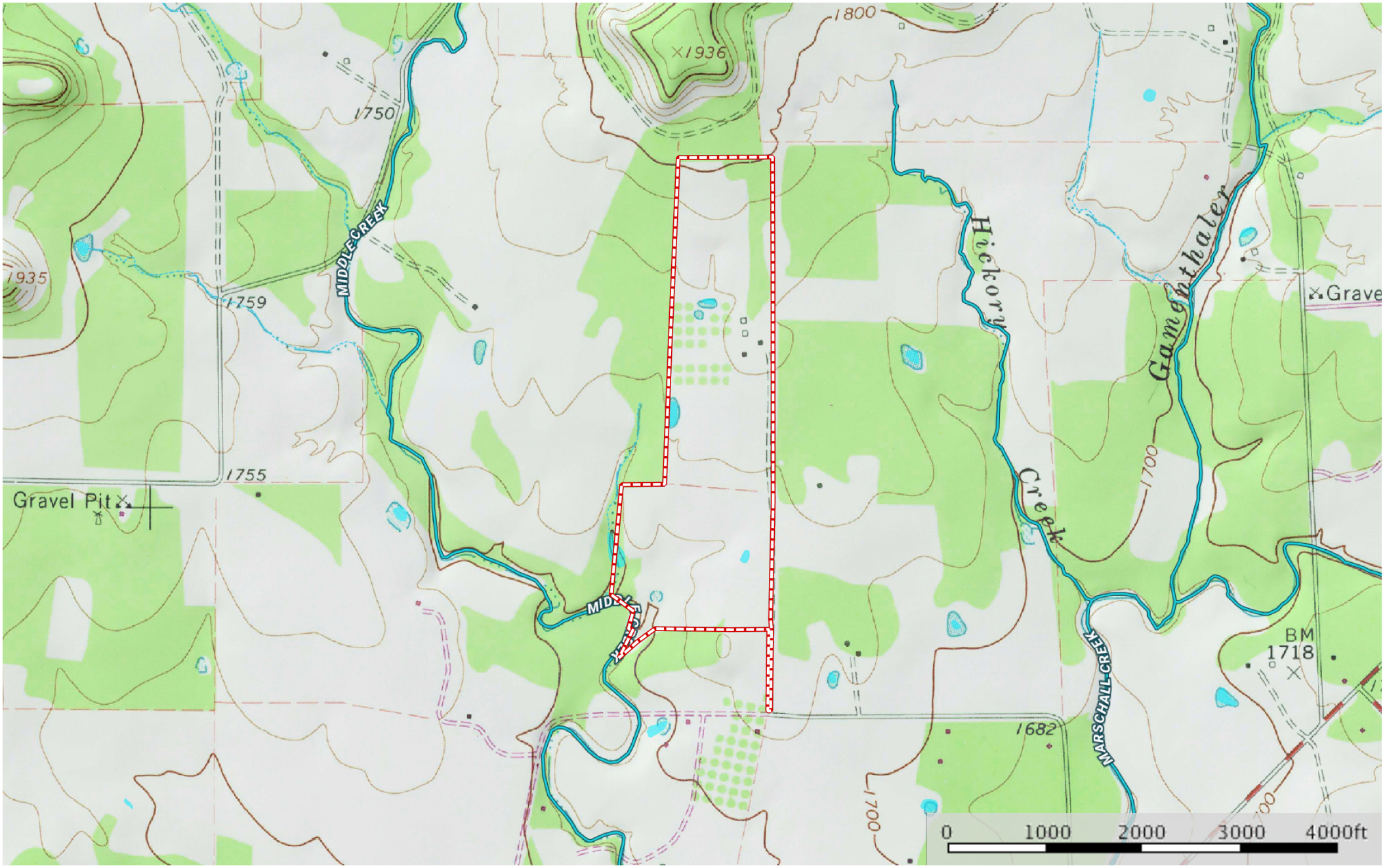

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