



100 Ac. Springer Ranch

Gillespie County

This 100 acres is the perfect Hill Country retreat! Perfectly located in the heart of it all, while offering end of the road privacy. It is nine miles from the shops and restaurants of downtown Fredericksburg, close to the wineries, 60 miles from San Antonio and 70 miles from Austin.

This ranch offers a beautiful 1 bedroom 1.5 bathroom custom rock home with tremendous views, and all the luxuries you want in a home. The house offers a gourmet kitchen with six burner Thermador gas stove and oven, Thermador side by side freezer and refrigerator, gorgeous granite, large island, farm sink, and a stamped tin ceiling. The large living room has a tall vaulted ceiling with exposed wood beams, and large windows that allows you to fully take in the views. The large bedroom suite has vaulted ceilings, adobe fireplace, access to the porch, and a huge bathroom with granite counters, large soaker tub, and walk-in shower. The house has stained concrete floors, a built in wine cooler, and a low maintenance standing seam metal roof. The large covered porches are a great place to sit take in the views of the surrounding Hill Country and the lights of Fredericksburg at night. They offer a full outdoor living area with large rock fireplace.

Next to the house is a cute 1 bedroom 1 bathroom guest cabin with full kitchen, and living area. It is perfect for all the friends that will want to visit you when you own this property. The land has a nice rolling terrain that has great views, and multiple sites to build a large show place, while still being easy to get around on. The gentle sloping hill sides are great places for a potential vineyard. There are multiple large hardwoods, native grass, and a good mix of cover for the wildlife. There are two food plots, one is 4.5 acres and the other is 1/8 of an acre, along with irrigated pecan trees. There is a nice pond that is great for the wildlife and a tremendous draw for doves.

The abundant wildlife include a meticulously maintained white-tail herd, axis and blackbuck. They are fed protein and corn year round, providing for opportunities to take true trophy animals.

Other improvements include a large metal barn with a 1 bedroom 1 bathroom apartment, shop area and 300 sq ft of air conditioned space that would be a great office, studio or climate controlled storage. If you want to breed your own deer, there are deer pens that are already in place that would also be great for livestock and horses. There are two wells on the property, and the property is completely high fenced.