

# FREDERICKSBURG ESTATE







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175 ACRES • GILLESPIE COUNTY • FREDERICKSBURG, TX

Fredericksburg's premier ranch property encompasses 175 acres. There are two structures on the property: Main house is 6,000 sq ft living built with double wall construction (cinder block & 2x6 studs). Imported tile and mudded roof with copper gutters and downspouts. Inside flooring and beams are of antique pine, Lutron lighting and antique light fixtures throughout. The guest house is of like construction and is 3,000 sq ft living. Included in the guest house is a state of the art work out room, media room and guest quarters. There is also a 40x100 insulated barn with sleeping quarters for a foreman if needed.

A ½ acre spring fed lake overflows into an 8 acre lake that was just recently constructed. There are two water wells, one of which has 3 acre feet per year permitted for irrigation. Extensive work has been done to remove all rocks from the fields which enables ease of care when cutting. Gentle rolling terrain with extensive views of Fredericksburg makes this property truly one of a kind. The property is surrounded by hills which provide wonderful seclusion. If you want the best of Fredericksburg here it is!



