

PEDERNALES RIVER HOMESTEAD



The duPerier
TEXAS LAND MAN





PEDERNALES RIVER HOMESTEAD 52 ACRES • GILLESPIE COUNTY, TEXAS

Don't miss your opportunity to own a unique piece of history with Pedernales River frontage located just 7 miles east of Fredericksburg, Texas. This 52-acre homestead comes with a plethora of amenities. Originally built in 1905, the main house consists of 4 bedrooms and 3.5 baths. Totally restored in 1990 and renovated in 2012, this home has the ambiance of a true Hill Country gem with modern conveniences. Just back of the home is a heated pool and spa with pool house. The guest house is an original Dog-Trot log cabin built between 1875-1880. Totally restored, it offers all the creature comforts of the 21 century. Other improvements include a 4,500 sq./ft equipment barn, 4,400 sq./ft insulated barn with heat, great set of cattle pens, original stone cistern house with cellar and the original two-story barn which is circa 1890's. Water abounds on this property, with over 1,100 feet of Pedernales River and 3 water wells providing 13 gpm, 90 gpm, and 120 gpm. Wildlife species include Axis Deer, White-tailed Deer, feral hogs, and Rio Grande Turkey.



