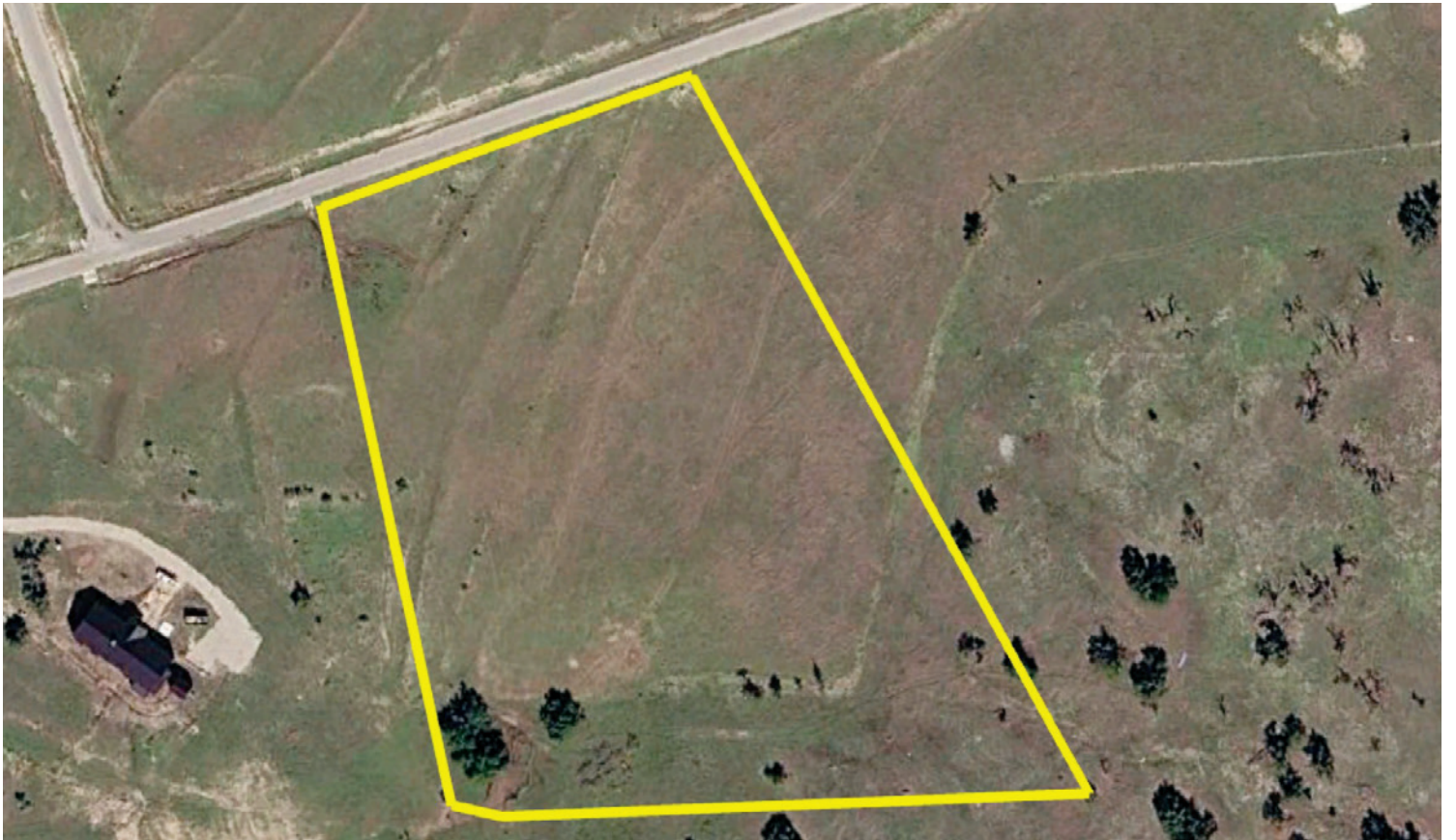




## TRACT 42 THE RANCHES AT OVERHILLS

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## PROPERTY HIGHLIGHTS

**10.115± ACRES** in Gillespie County

Located in **THE RANCHES AT OVERHILLS**  
(gated community)

### LONG-RANGE HILL COUNTRY VIEWS

Gently rolling terrain with **MULTIPLE HOMESITE OPTIONS**

### CTEC ELECTRIC AVAILABLE

Primary single-family residence required

Up to **FOUR TOTAL STRUCTURES ALLOWED** (including main home)

Additional structures may include **GUEST HOUSE, CABIN, BARNDOMINIUM, OR STORAGE**

### SHORT-TERM RENTALS PERMITTED IN SECONDARY DWELLINGS

Minimum build sizes:

- **1,200 SF MAIN RESIDENCE**
- **800 SF SECONDARY STRUCTURES**

### LIVESTOCK PERMITTED

**AG EXEMPT** for lower property taxes

**QUIET, PRIVATE** Hill Country setting

Approximately **4 MILES TO HWY 290**

**18 MILES TO FREDERICKSBURG |  
13 MILES TO HARPER**

**EASY ACCESS** to wineries, dining, and outdoor recreation

Suitable for

**PRIMARY RESIDENCE, WEEKEND RETREAT, OR INVESTMENT PROPERTY**

## TRACT 42 THE RANCHES AT OVERHILLS

10.115± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

Discover the perfect blend of privacy, convenience, and Hill Country charm with this 10-acre tract located between Harper and Fredericksburg in the gated community of The Ranches at Overhills. This gently rolling to mostly level property offers an ideal build site with scattered mature oak trees and long-range Hill Country views. The usable topography makes it easy to envision your custom home, weekend retreat, or investment property.

Enjoy the peace and quiet of a private, gated community while still being just a short drive to Fredericksburg's shopping, dining, and wineries. Sensible restrictions help protect your investment, while the natural beauty of the land provides the perfect backdrop for your future plans. Whether you're looking to build now or hold for the future, this tract offers a rare opportunity to own a manageable acreage in a highly desirable location.



### SCHEDULE A SHOWING TODAY

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