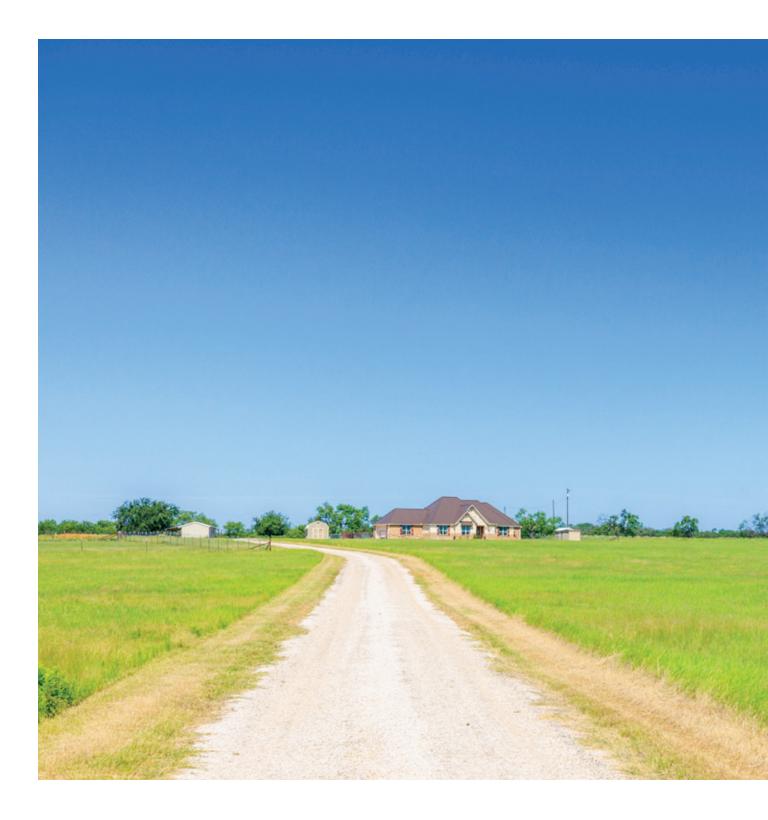
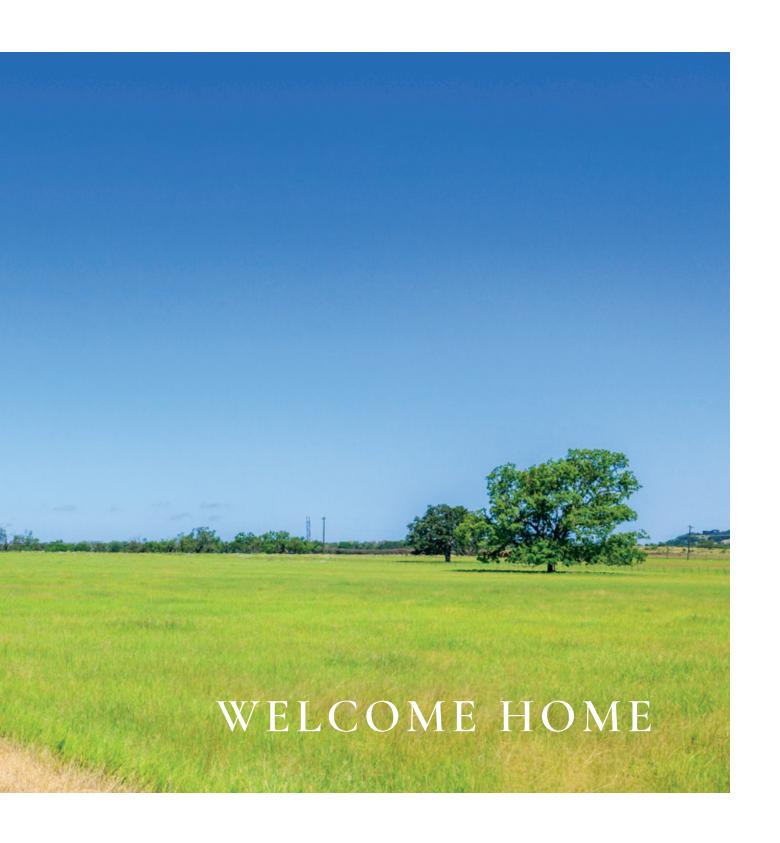


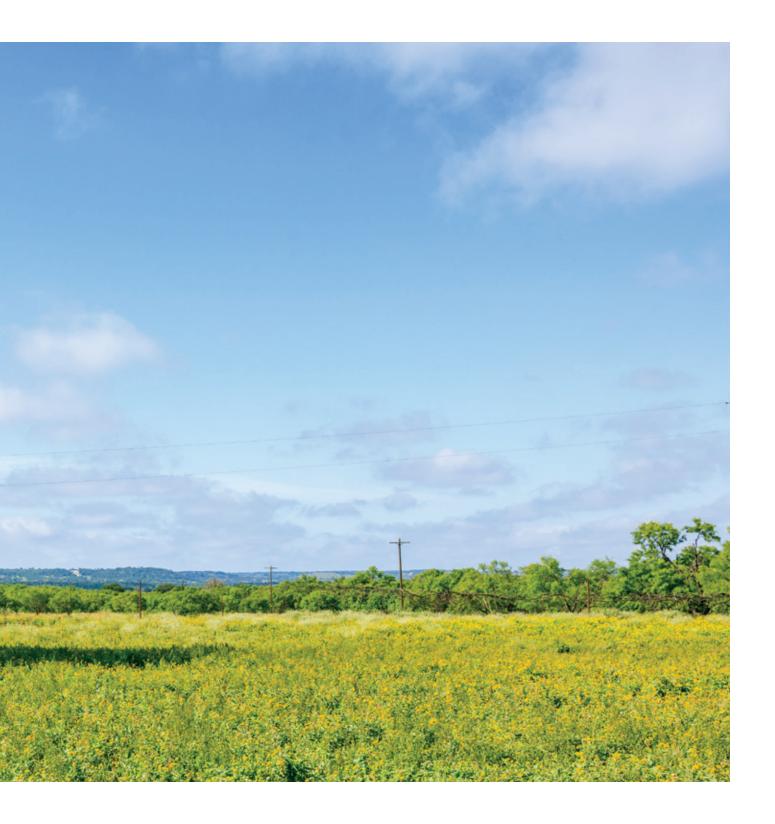
# 232 & 364 OLE BUCKS LANE

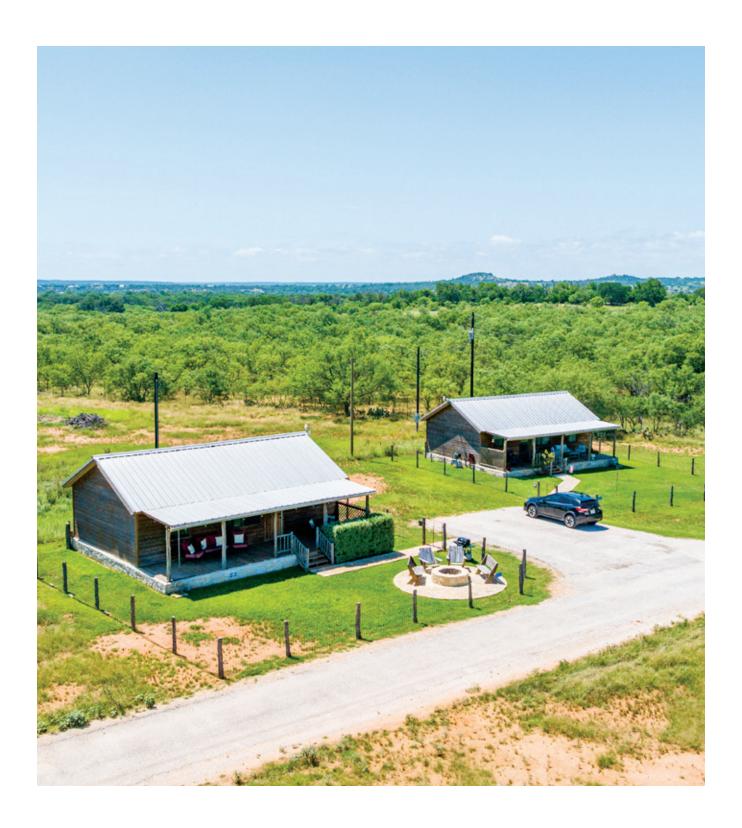
FREDERICKSBURG, TEXAS











## 232 & 364 OLE BUCKS LANE

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 30± ACRES

MAIN HOUSE | TWO CABINS | MOBILE HOME

### **PROPERTY DETAILS**

- · 2,437 SQ FT MAIN HOME built in 2020 with 3 bedrooms / 2.5 bathrooms
- TWO 680 SQ FT GUEST CABINS, each with 2 bedrooms / 1 bath
- 1,944 SQ FT MOBILE HOME with 3 bedrooms / 3 bathrooms with 500 sq ft of screened porch
- · 900 SQ FT HORSE BARN with stalls and feed room
- 576 SQ FT BARN for storage or equipment
- · 140 SQ FT WORKSHOP
- 2 WATER WELLS, including one grandfathered high-output well (200 GPM)
- 3 SEPTIC TANKS
- CROSS-FENCED and currently used for cattle and hay production
- **EXCELLENT SOILS** ideal for vineyard, farming, or grazing
- · GREAT LONG-RANGE VIEWS and peaceful rural setting
- One cabin currently used as a **SHORT-TERM RENTAL (B&B)**
- ONLY 10.6 MILES to downtown Fredericksburg and 17 miles to Kerrville
- PROPERTY TAX EXEMPTIONS: Agricultural, Homestead, and Over 65



# JUST MINUTES FROM FREDERICKSBURG,

this well-laid-out 30± acre property on Ole Bucks Lane offers a rare combination of space, versatility, and potential. Whether you're dreaming of a private family compound, a short-term rental venture, or a small agricultural operation — this property checks all the boxes.

The main home, built in 2020, is beautifully maintained and move-in ready with over 2,400 sq ft, 3 bedrooms, 2.5 bathrooms, and clean, modern finishes throughout. Two guest cabins — each with 2 beds and 1 bath — offer ideal accommodations for rental income, extended family, or guests. One is currently used as a B&B while the other remains available for personal use or future revenue.

A spacious **3-bedroom, 3-bathroom mobile home** with nearly **2,000 sq ft** of living space and 500 sq ft of screened porch adds even more flexibility, whether for on-site staff, renters, or multigenerational living.

The land is gently rolling, cross-fenced, and well-suited for horses, cattle, or hay production, with excellent soils that could also support a boutique vineyard or farming operation. Take in long-range Hill Country views, enjoy peaceful mornings, and explore the possibilities.

Located just 10.6 miles from downtown Fredericksburg and 17 miles to Kerrville, this property provides the ideal balance of country privacy and town convenience.











### MAIN HOME

BUILT IN 2020

OVER 2,400 SQ FT

3 BEDROOMS

2.5 BATHROOMS

CLEAN, MODERN FINISHES
THROUGHOUT











### **GUEST CABINS**

EACH CABIN FEATURES:

2 BEDROOMS

1 BATHROOM

FULL KITCHEN

RUSTIC CHARM

ONE IS CURRENTLY USED AS A B&B

THE OTHER REMAINS

AVAILABLE FOR PERSONAL USE

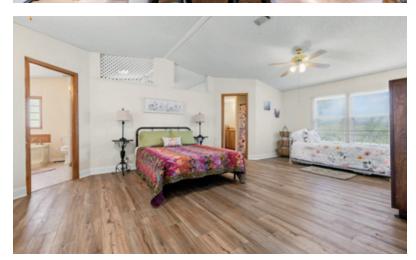
OR FUTURE REVENUE











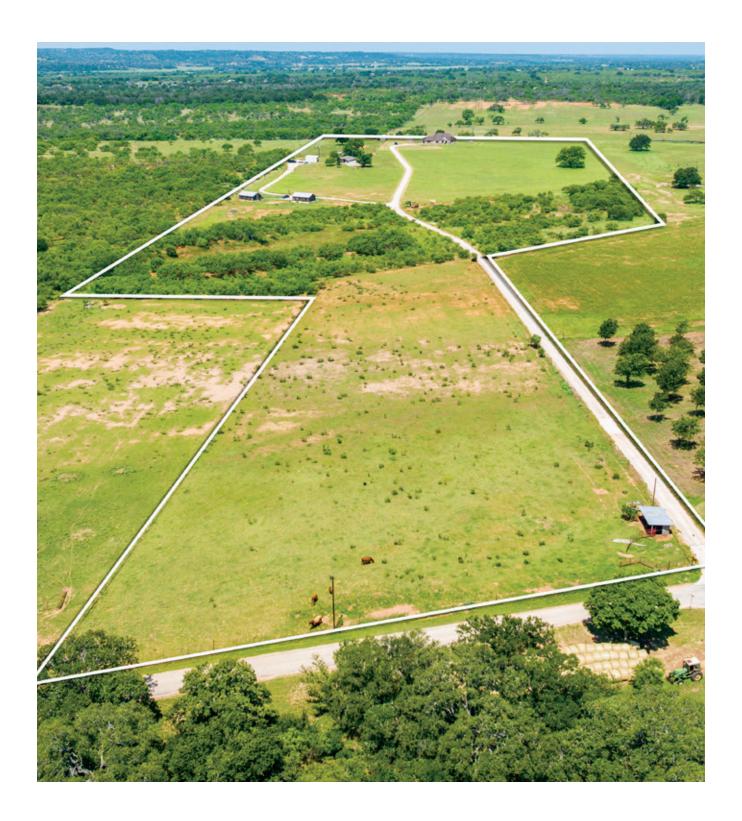
## MOBILE HOME

NEARLY 2,000 SQ FT

3 BEDROOMS

3 BATHROOMS

500 SQ FT **SCREENED PORCH** 









## OUTBUILDINGS AND ADDITIONAL AMENITIES

#### **HORSE BARN**

900 SQ FT WITH STALLS AND FEED ROOM

### **STORAGE BARN**

576 SQ FT FOR STORAGE OR EQUIPMENT

### **WORKSHOP**

140 SQ FT

2 WATER WELLS

3 SEPTIC TANKS

CROSS-FENCED

**EXCELLENT SOILS** 













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