



232 & 364 OLE BUCKS LANE

FREDERICKSBURG, TEXAS





WELCOME HOME







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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