



## 2020 WENDEL ROAD

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633

**FR** | **FREDERICKSBURG  
REALTY**







## 2020 WENDEL ROAD

HARPER, TEXAS | GILLESPIE COUNTY | 174.85± ACRES

Positioned in Harper with convenient access to Hwy 290 and I-10, this 174.8± acre Gillespie County ranch offers a rare combination of production capability, accessibility, and long-term flexibility.

The property features gently rolling native pasture with scattered hardwoods and open grazing areas well suited for livestock operations. Well-maintained fencing and working pens support active ranch use, while the terrain provides both functional grazing land and expansive Hill Country views.

All improvements are strategically located directly off a paved county road, allowing the majority of the acreage to remain uninterrupted and highly usable. The ranch includes a traditional brick single-family home offering a 3-bedroom, 2-bath configuration with approximately 2,145± square feet of living space. Additional improvements include a 384± sq ft metal shop, a 1,650± sq ft barn, a smoke room and dedicated meat processing room, along with livestock pens and working facilities designed for efficient ranch operations.

The infrastructure supports cattle, goats, or diversified agricultural use, and the current ag exemption helps keep annual carrying costs low. Because the improvements are positioned near the road frontage, the property layout offers flexibility for a future owner who may wish to maintain the ranch as a whole or explore thoughtful division while preserving the integrity of the land.

Located within easy reach of Fredericksburg, Kerrville, and I-10, this ranch offers excellent regional accessibility while maintaining the privacy and quiet setting characteristic of western Gillespie County. This versatile working ranch offers established infrastructure, scenic Hill Country terrain, and a long-term investment potential.



### PROPERTY HIGHLIGHTS

**174.8± ACRES** in Gillespie County

**MINUTES TO HARPER**

**CLOSE PROXIMITY** to HWY 290 and I-10

**3-BED/2-BATH BRICK HOME**  
(approx. 2,145± sq ft)

**BARN, METAL SHOP & LIVESTOCK WORKING PENS**

**SMOKE ROOM & DEDICATED MEAT ROOM**

Improvements located directly off **PAVED COUNTY ROAD**

Remainder of acreage **OPEN AND HIGHLY USABLE**

**FENCED AND CROSS-FENCED**

**IDEAL FOR CATTLE, GOATS, HORSES, OR MIXED-USE RANCHING**

**AG EXEMPT**

### SCHEDULE A SHOWING TODAY



Listing Agent:

**Krista M. Bennett**, REALTOR®, GRI

Office: 830-997-6531

Cell: 830-998-0633

krista@fredericksburgrealty.com