



LIVING WATER RANCH

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F | FREDERICKSBURG
REALTY







LIVING WATER RANCH

HARPER, TEXAS | GILLESPIE COUNTY | 137± ACRES

Seller financing available making this an exceptional opportunity to own a premier Texas Hill Country property with long-term investment potential and immediate usability.

Enjoy the quiet life on this 137 acre heritage property located less than 20 miles from the Gillespie County Airport with easy access to Fredericksburg, Harper and Kerrville. The property features stunning long-range hilltop views and diverse topography.

A gated entrance off Fiedler Road leads into an exclusive enclave of just five large acreage estates. This is the last available tract in this community. A second private gate provides direct access to the property which is ideally located at the end of the road with no through traffic for added privacy.

Multiple spring-fed creeks have continued to run throughout the recent drought. A newly completed dam enhances both the beauty and functionality of the property. Wildlife including blackbuck, axis and white-tail deer, along with a variety of birds, thrive on the recently cleared acreage featuring mature native trees such as Live Oak, Spanish Oak, Native Cherry and Cedar Elm.

A high perimeter fence, water well and electricity are already in place, making this property ready for immediate enjoyment. Whether as a weekend getaway, private retreat, or working horse or livestock ranch, this property offers exceptional beauty, privacy and versatility in the heart of the Texas Hill Country.

PROPERTY HIGHLIGHTS

Centrally nestled in the **HEART OF THE TEXAS HILL COUNTRY**, this property offers easy access to the surrounding cities of Harper, Kerrville, and Fredericksburg

137.994± acres with gently rolling hills and **OUTSTANDING LONG-RANGE VIEWS**

EASY GATED ACCESS, PRIVATE ROAD off of Fiedler Rd

2 BEAUTIFUL SPRING-FED CREEKS flowing through property

NEW, COMPLETED DAM

HEAVILY WOODED AREAS with mature spreading Live Oak, Spanish Oak, Native Cherry, Cedar Elm and Walnut trees

SEVERAL POSSIBLE LEVEL HOME SITES

ABUNDANT WILDLIFE including Blackbuck, Axis and Whitetail deer

EXISTING AG EXEMPTION for significantly lower property taxes

ELECTRICAL SERVICE ON SITE

WATER WELL ON SITE

PERIMETER HIGH FENCE

SELLER FINANCING AVAILABLE



SCAN ME

SCHEDULE A SHOWING TODAY



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