

LIVE OAK CREEK RANCH

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 52.23± ACRES









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Where Live Water Meets the Texas Hill Country.

PROPERTY HIGHLIGHTS

Prime location along **FM 2093 (TIVYDALE ROAD)** just minutes south of Fredericksburg

Approximately **1,350± FEET OF LIVE OAK CREEK FRONTAGE**

OWNERSHIP ON BOTH SIDES of Live Oak Creek

BEAUTIFUL MATURE PECAN GROVE

TOWERING CYPRESS, PECAN, and **LIVE OAK** trees

PRODUCTIVE COASTAL FIELDS suitable for hay production

NUMEROUS LARGE LIVE OAK TREES throughout the property

Gently rolling terrain with **SCENIC HILLTOP HOMESITES**

IDEAL for horses, livestock, recreation, or a private family ranch

EXCELLENT PAVED ROAD FRONTAGE and easy year-round access

WELL-MAINTAINED RANCH-STYLE HOME featuring 2-bed/2-bath, offering **1,785± SF** of living space

624± SF detached two-car garage

288± SF storage building

AGRICULTURAL AND HOMESTEAD TAX EXEMPTIONS currently in place

Beautiful building sites with **SCENIC HILL COUNTRY VIEWS**

ABUNDANT WILDLIFE and outstanding recreational opportunities

CONVENIENT to Fredericksburg's shopping, restaurants, wineries, and medical facilities

SELLER WILL CONSIDER DIVIDING the property (maximum of three tracts preferred)

EXCEPTIONAL OPPORTUNITY for a private residence, family ranch, recreational retreat, or long-term investment

Located just minutes from Fredericksburg along scenic Tivydale Road, Live Oak Creek Ranch offers 52.23± acres of live water, productive pasture, and scenic creek frontage in one of Gillespie County's most desirable rural settings. Approximately 1,350± feet of Live Oak Creek winds through the ranch, with ownership extending to both sides of the creek, creating a beautiful setting of towering cypress trees, a picturesque pecan grove, productive coastal fields, and gently rolling terrain. The combination of live water, open pasture, and mature hardwoods creates a landscape that is equally suited for recreation, livestock, or simply enjoying the natural beauty of the Texas Hill Country.

The ranch is improved with a well-maintained 2-bed/2-bath ranch-style home offering 1,785± SF of living space, a detached two-car garage, and an additional storage building, providing comfortable accommodations while allowing the land and creek to remain the focal point of the ranch. A paved entrance and established homesite offer immediate functionality, while the expansive acreage provides ample room for future improvements, guest accommodations, equestrian facilities, or other enhancements.

Productive coastal pasture has historically been used for hay production, while the creek corridor attracts abundant wildlife and provides exceptional opportunities for fishing, exploring, or simply relaxing beneath the shade of centuries-old cypress and pecan trees. One of the property's most remarkable features is Live Oak Creek itself, where shaded banks, clear water, deep swimming holes, and majestic cypress trees create an unforgettable landscape rarely found this close to Fredericksburg.

Whether you're seeking a full-time residence, family ranch, weekend retreat, or investment opportunity, the versatility of the property lends itself to a wide variety of uses. Combined with agricultural tax valuation, convenient paved access, and a location just minutes from Fredericksburg's renowned restaurants, shopping, wineries, and medical facilities, this property offers an exceptional combination of live water, usable acreage, privacy, and long-term investment potential. The seller will consider dividing the property, with a preference that it not be divided into more than three tracts.



SCHEDULE A SHOWING TODAY

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