



GREEN 92

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





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92.72± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

This 92.72± acre tract offers the perfect mix of Hill Country beauty, privacy, and potential — located just outside Fredericksburg in desirable Gillespie County. Whether you're planning to build a home, create a weekend retreat, or hold as a long-term investment, this property offers the flexibility and natural setting to make it your own.

The land features gently rolling terrain, sweeping views, and an abundance of mature hardwoods. A seasonal dry creek bed runs through the property, adding visual interest and enhancing the peaceful atmosphere. A traditional windmill, perimeter fencing, and agricultural exemption reflect the property's established utility and ongoing potential.

CTEC electric is available at the road, offering convenience for future development. With easy access to Fredericksburg, Kerrville, and Harper, this property combines the quiet charm of rural living with the practicality of a central location.

Don't miss the opportunity to own a beautiful piece of the Texas Hill Country.

PROPERTY HIGHLIGHTS

92.72± ACRES of scenic Hill Country land

Beautiful **MATURE TREES** and **HILLTOP VIEWS**

DRY CREEK BED adds natural charm

CLASSIC WINDMILL on-site

PERIMETER FENCED

CTEC ELECTRIC available

AGRICULTURAL EXEMPTION in place

CONVENIENT LOCATION:

- **21.9 MILES** to downtown Fredericksburg
- **16.5 MILES** to Kerrville
- **9.6 MILES** to Harper



SCHEDULE A SHOWING TODAY

Listing Agent: **Krista M. Bennett**, REALTOR®, GRI

Office: 830-997-6531

Cell: 830-998-0633

krista@fredericksburgrealty.com