



84 AC THREADGILL CREEK

HARPER, TEXAS





WELCOME HOME







84 AC THREADGILL CREEK

HARPER, TEXAS | GILLESPIE COUNTY | 84.15± ACRES

MAIN HOUSE | CASITA | HORSE BARN WITH APARTMENT

PROPERTY DETAILS

- **84.15± ACRES** in Gillespie County
- **MAIN HOME:** 2,076 sq ft, built in 2004
- **ROCK EXTERIOR WITH RANCH-STYLE INTERIOR:** stained concrete floors, wood ceilings, masonry fireplace
- **SPACIOUS KITCHEN** with stainless steel appliances, wine fridge, island, and farmhouse sink
- **PRIMARY SUITE** with gas fireplace
- **COVERED FRONT AND BACK PORCHES,** plus outdoor patio with built-in grills and masonry fireplace
- **NEW HVAC SYSTEM** and **22 KW GENERAC GENERATOR**
- **FINISHED BONUS ROOM** above main house with exterior access
- **1,000-GALLON PROPANE TANK** with surge protector and lightning rods
- **750 SQ FT CASITA** (1 bed, 1 bath), built 2007, located near metal barn
- **BARN APARTMENT** built in 2007, with full bath, kitchenette, and living area
- **6 HORSE STALLS** in large wooden barn
- **600 SQ FT WORKSHOP/GARAGE** in metal barn
- **12-ACRE HAY FIELD**, improved pastures, and multiple gardens
- **¼-MILE CIRCULAR TRACK**
- **WATER WELL** with 2,500-gallon storage tank
- **2 SEPTIC SYSTEMS** and **RAINWATER COLLECTION SYSTEM**
- **PRIVATE AND PEACEFUL SETTING** with good soils
- **IDEAL** for multigenerational living, equestrian use, or weekend retreat
 - 10 minutes to Harper (9.3 miles)
 - 27 miles to Fredericksburg
 - 31 miles to Kerrville



SET ON 84± SCENIC ACRES IN GILLESPIE COUNTY,

this private Hill Country estate offers a beautifully maintained homestead with a versatile mix of residential, agricultural, and equestrian improvements. Located just outside Harper and a short drive to Fredericksburg, this property is ideal for full-time living, extended family use, or a peaceful weekend retreat.

The main residence, built in 2004, features classic Hill Country architecture with rock exterior, deep covered porches, and a warm ranch-style interior. Inside, you'll find stained concrete floors, wood ceilings, a large masonry fireplace, and an open-concept living area that flows seamlessly into a spacious kitchen with stainless steel appliances, a wine fridge, farmhouse sink, and a center island perfect for gathering. The primary suite includes a gas fireplace, and the home has been recently updated with fresh interior paint, a new HVAC system, and a 22 kW Generac generator for added peace of mind. A separate exterior staircase leads to a finished bonus room above, currently used as a cozy guest space with room for two twin beds — ideal for visiting grandkids or extra guests.

Outdoors, enjoy a front and back porch, carport, and a backyard patio complete with built-in grills and another masonry fireplace — perfect for entertaining or unwinding under the stars.

In addition to the main home, the property includes two guest accommodations. A 750 sq ft casita, built in 2007, sits beside a large metal barn with a spacious garage/workshop and open bay for equipment. On the opposite end of the property, a wooden horse barn includes six stalls and another well-appointed guest suite with a kitchenette, living area, and full bath. Both casitas reflect the same ranch-style charm with concrete floors and wood ceilings.

The land features good soils, gentle topography, improved pastures, and a 12-acre hay field. Infrastructure includes a water well with 2,500-gallon storage tank, two septic systems, rainwater collection, and a 1,000-gallon propane tank with surge protection and lightning rods.

With its flexible layout, multiple residences, and solid improvements, this property is ready to support a variety of uses — from quiet country living to multigenerational family stays or recreational enjoyment. **It's a rare find in a great location.**









MAIN HOME

BUILT IN 2004

2,076 SQ FT

2 BEDROOMS

2 BATHROOMS

CLASSIC HILL COUNTRY
ARCHITECTURE

STAINED CONCRETE FLOORS

WOOD CEILINGS

LARGE MASONRY FIREPLACE

OPEN-CONCEPT LIVING AREA

SPACIOUS KITCHEN

PRIMARY SUITE
WITH GAS FIREPLACE

UPSTAIRS BONUS ROOM

NEW HVAC SYSTEM

22 KW GENERAC GENERATOR







CASITA

750 SQ FT

ONE BEDROOM

ONE BATHROOM

LIVING AREA

KITCHENETTE







HORSE BARN WITH APARTMENT

HORSE BARN
6 HORSE STALLS

GUEST APARTMENT
504 SQ FT
KITCHENETTE
LIVING AREA,
FULL BATH









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