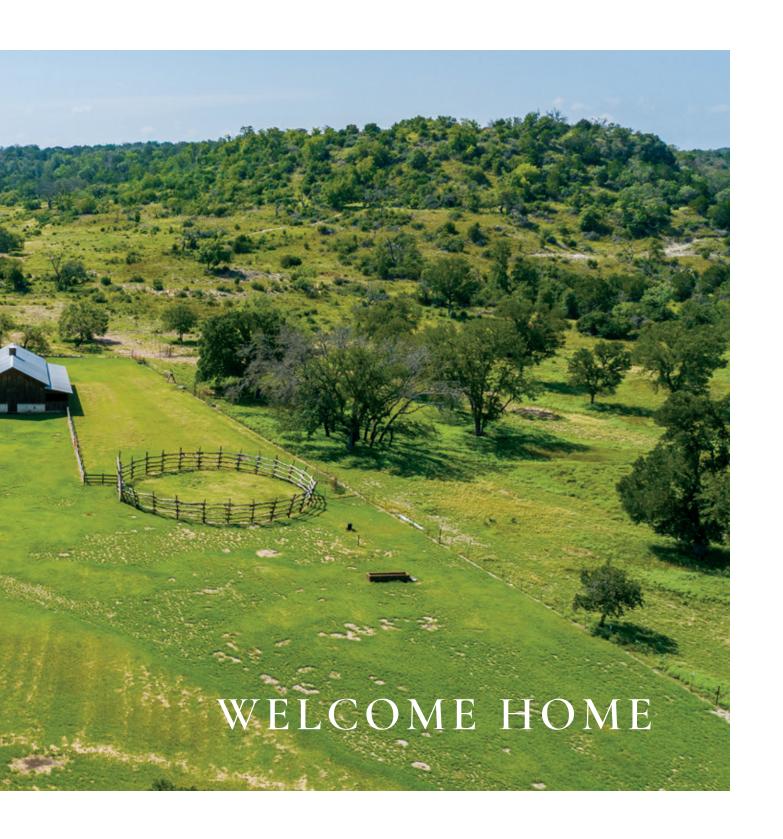
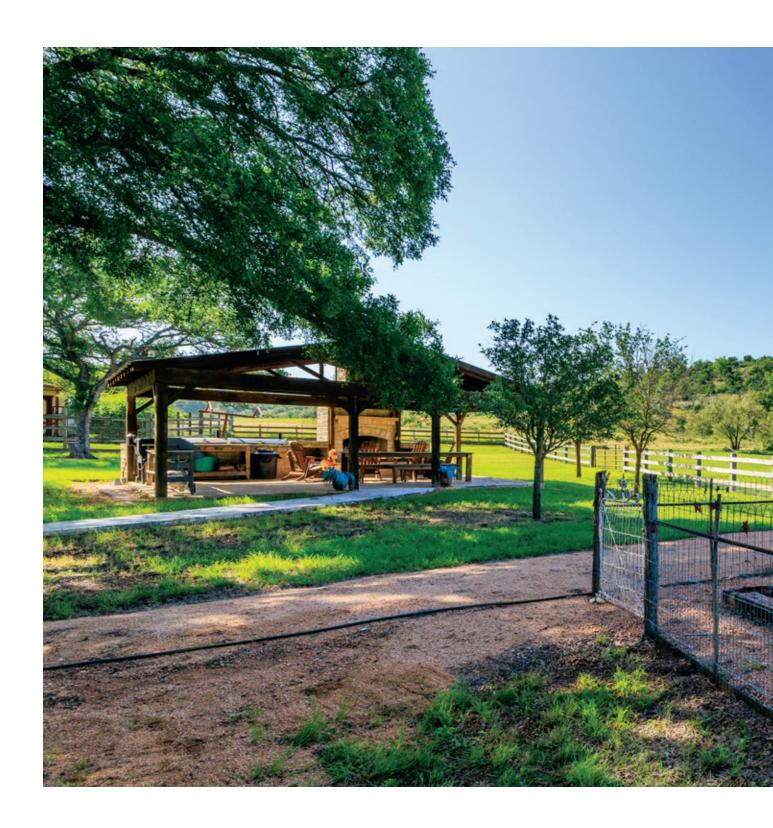


# 84 AC THREADGILL CREEK

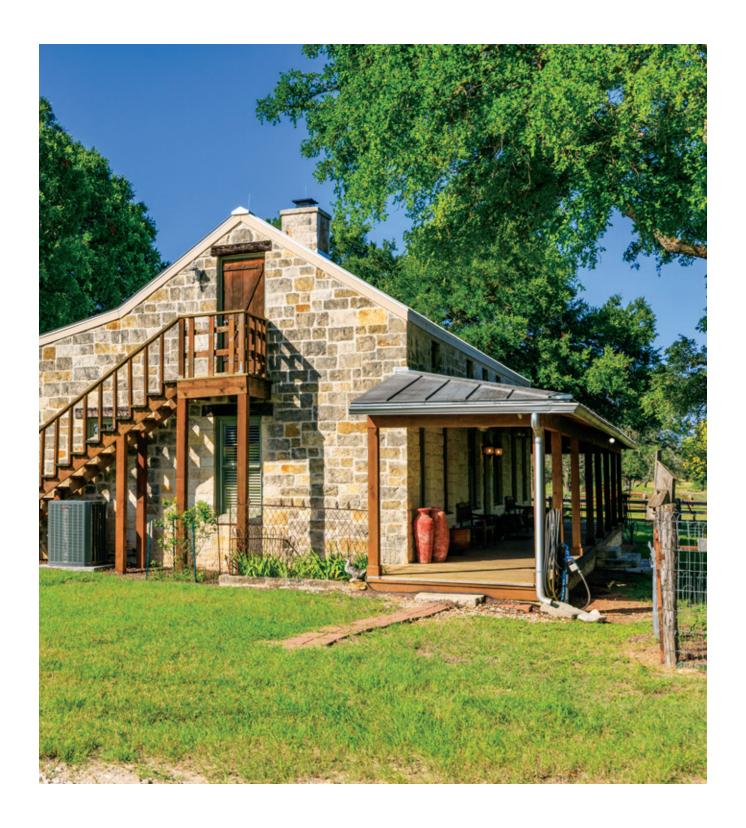
HARPER, TEXAS











# 84 AC THREADGILL CREEK

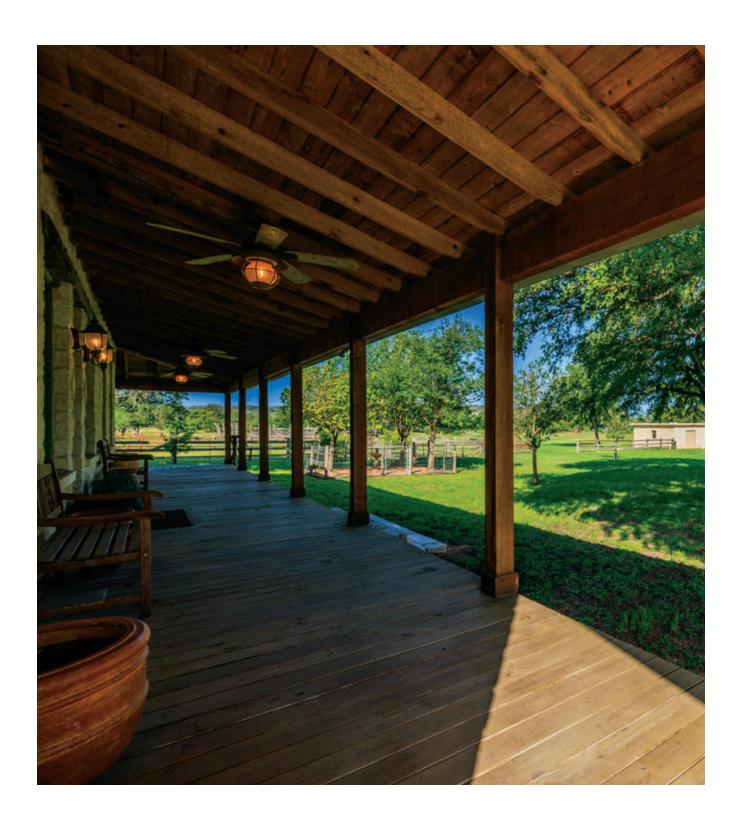
HARPER, TEXAS | GILLESPIE COUNTY | 84.15± ACRES

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
- 14-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











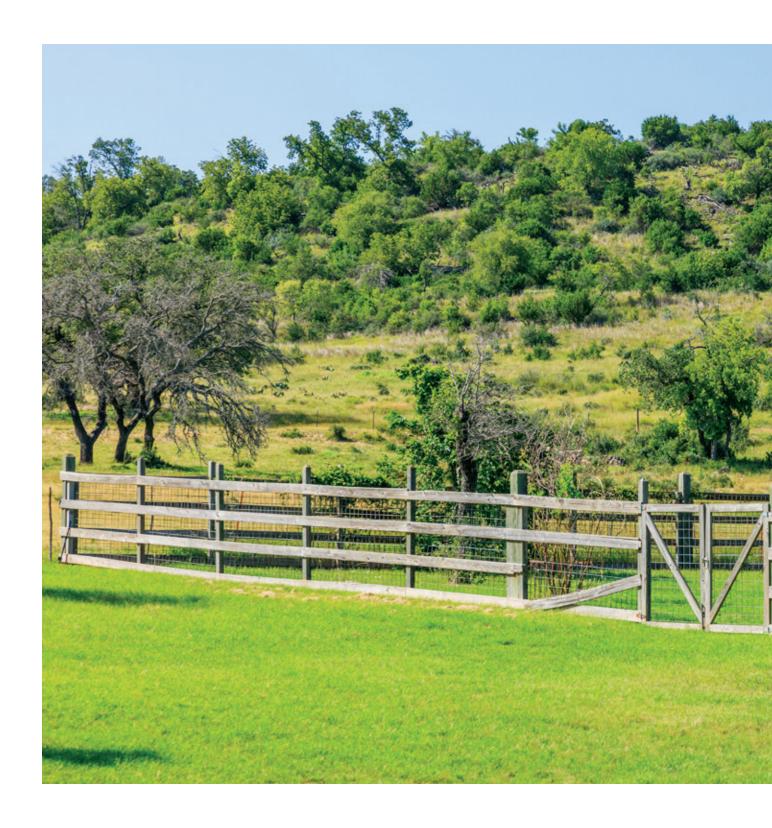
# HORSE BARN WITH APARTMENT

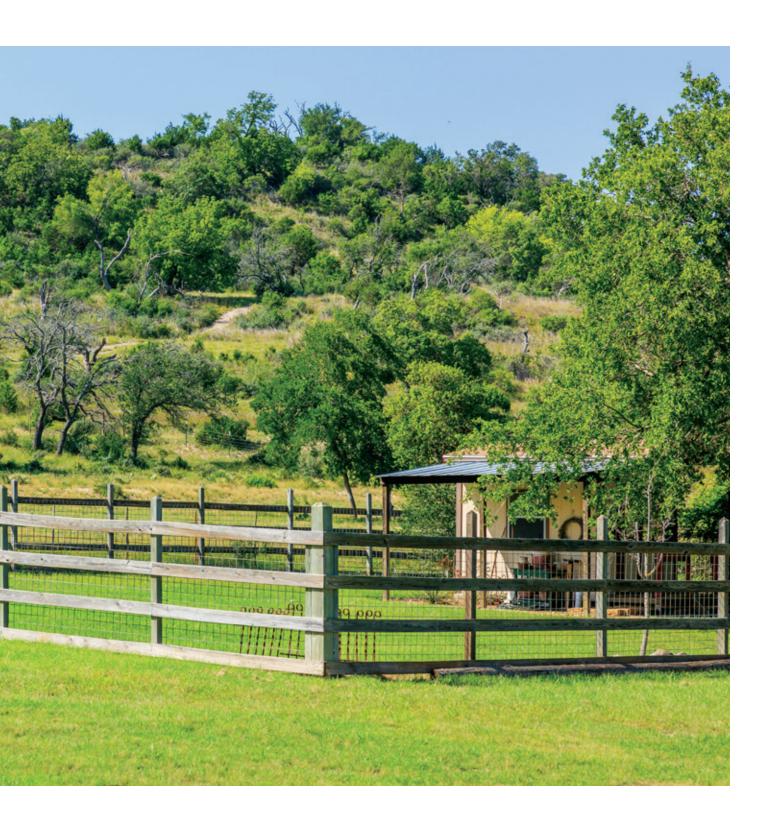
**HORSE BARN** 

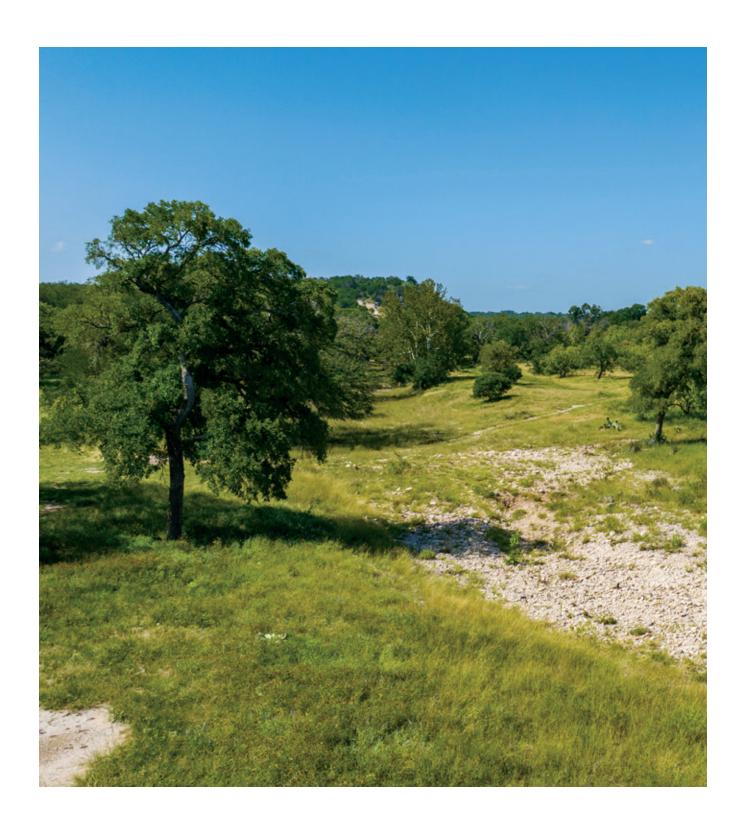
6 HORSE STALLS

#### **GUEST APARTMENT**

504 SQ FT KITCHENETTE LIVING AREA, FULL BATH













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