



436 STEVENS RANCH

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20.09± ACRES | HARPER, TEXAS | GILLESPIE COUNTY

Discover the perfect blend of privacy, natural beauty, and convenience on this exceptional **20.09± acre** homesite in **The Oaks at Stevens Ranch**, a premier acreage community in the heart of the Texas Hill Country. Featuring gently rolling terrain, mature live oaks, expansive native pasture, and beautiful long-range views, this property offers an outstanding setting to build your custom dream home. With an existing water well, electricity available, paved private road frontage, and an agricultural tax exemption already in place, much of the groundwork has been completed, allowing you to begin planning your Hill Country retreat.

The property's spacious layout provides multiple potential building sites, each offering exceptional privacy while taking full advantage of the surrounding landscape. Towering live oaks, native grasses, seasonal wildflowers, and abundant wildlife create a peaceful environment where you can enjoy spectacular sunsets, star-filled skies, and the quiet lifestyle that makes this region so desirable. Whether you're looking for room for horses, a family homestead, or simply a place to escape the city, this property offers the flexibility to create the lifestyle you've been dreaming of.

Ideally situated just 4.3 miles from Hwy 290 and the charming town of Harper, the property provides quick access to everyday conveniences while maintaining a true ranch atmosphere. I-10 is only 10.9 miles away, placing Kerrville just 18 miles, Fredericksburg approximately 27 miles, and Mountain Home only 16 miles from your doorstep. Enjoy lunch at the popular Café at The Ridge, located less than 10 miles away, then return home to the peace and privacy of your own acreage. With thoughtfully designed deed restrictions that help preserve property values while allowing horses and livestock, The Oaks at Stevens Ranch offers an exceptional opportunity to enjoy the very best of Texas Hill Country living.

PROPERTY HIGHLIGHTS

20.09± ACRES in The Oaks at Stevens Ranch

EXISTING WATER WELL

ELECTRICITY AVAILABLE

AGRICULTURAL TAX EXEMPTION
currently in place

PAVED PRIVATE ROAD FRONTAGE

**MULTIPLE BEAUTIFUL
HOMESITE OPTIONS**

Gently rolling, **HIGHLY USABLE** terrain

**SCENIC LONG-RANGE
HILL COUNTRY VIEWS**

MATURE LIVE OAKS and native hardwoods

OPEN PASTURE with native grasses

HORSES AND LIVESTOCK PERMITTED

ABUNDANT NATIVE WILDLIFE

PRIVATE ACREAGE COMMUNITY
with minimum 20-acre tracts

LOCATION:

- 4.3 miles to Harper & US Hwy 290
- 10.9 miles to Interstate 10
- 18 miles to Kerrville
- 27 miles to Fredericksburg
- Less than 10 miles to Café at The Ridge



SCHEDULE A SHOWING TODAY

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

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