



Fredericksburg
REALTY

GILLESPIE GAME RANCH

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GILLESPIE GAME RANCH

663.3± ACRES | HARPER, TEXAS
GILLESPIE COUNTY

This popular 663± acre Gillespie Game Ranch is stocked with an abundance of quality animals. Located among the steep, rolling hills outside of Fredericksburg, TX, this property has outstanding 360-degree views of the beautiful Texas Hill Country.

The Lodge, built in 2017, has over 8,000 sq ft under roof, including:

- 5,849± sq ft hunting lodge, built by Brian Eckhardt, with 6 bedrooms and 6.5 bathrooms downstairs and a 2 bed/2 bath apartment upstairs with a full kitchen and living room. The lodge can sleep up to 24 guests and has a gun room with gun racks and storage, a large utility room and a storeroom with 2 refrigerators and an upright freezer. All furnishings are negotiable.
- 1,395± sq ft state-of-the-art climate controlled [A/C & Heat] cleaning building with half-bath, storeroom, overhead automatic doors, 4 1,000-pound hoists, walk-in cooler, drain system, and treated floor.
- 1 bed/1 bath open-concept cabin with full kitchen, living room, storage unit, rock holding tank, and old rock barn.

The Gillespie Game Ranch specializes in breeding exotic game and some of the best typical whitetail deer genetics in the state. Exotics include Axis, Blackbuck, Pere David, Mouflon, various sheep breeds, and Fallow. The property is surrounded by 10' galvanized high fence with interior cross fencing and features 4 water wells, 8 hunting blinds with feeders, 8 deer pens, a ¾-acre pond and a spring-fed creek that is dammed to create a picturesque area along a majestic pecan bottom.

The Level 3 MLD ranch is stocked with large herds and ready to hunt.





PROPERTY HIGHLIGHTS

EXCELLENT INVESTMENT OPPORTUNITY

THIS LEVEL 3, MLD HUNTING RANCH specializes in genetically-enhanced big, typical whitetail deer herd and exotics, including Axis, Blackbuck, Fallow, Aoudad, Sheep (Mouflon, Dall and Hawaiian) and Turkey

SPACIOUS LODGE sleeps up to 24

State-of-the-art, climate-controlled **CLEANING FACILITY**

SEPARATE 1/1 CABIN, commonly referred to as "Grandpa's Cabin"

10' GALVANIZED HIGH FENCE, with interior cross fencing

SPRING-FED CREEK ON PROPERTY, with a dam in place to create a picturesque setting along a majestic pecan bottom

¾-ACRE POND

MUDROOM with gun racks and storage

8 EACH: hunting blinds, free-choice protein feeders, corn feeders

8 DEER PENS, each with water trough (approximately 10ac)

4 WATER WELLS: 45 gpm, 30 gpm, 15 gpm, 15 gpm

OUTSTANDING VIEWS of the beautiful Texas Hill Country

STOCKED AND READY TO WALK IN AND HUNT TODAY, with year-round hunting opportunities



SCHEDULE A SHOWING TODAY

Listing Agents:

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