



CHIQUITA'S RANCH

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F | **FREDERICKSBURG
REALTY**







CHIQUITA'S RANCH

259 BURR OAK TRL. | HARPER, TEXAS | KIMBLE COUNTY | 5± ACRES

Chiquita's Ranch offers a peaceful Hill Country homestead in the desirable Kimble Oaks subdivision, set on 5± acres with mature trees and open space for country living. The well-kept 2,040 sq ft residence, built in 2006, features 3 bedrooms and 2 bathrooms with an open-concept kitchen, dining, and living area that welcomes you with a wood-burning fireplace, perfect for cozy evenings. inviting atmosphere. A formal dining room adds even more room for entertaining, while the covered porch and outdoor sitting areas invite quiet mornings and relaxing evenings under the Texas sky.

A separate 600 sq ft guest house adds wonderful flexibility — perfect for hosting family, a private office or studio, or potential rental space. It includes a full bathroom and kitchenette for complete convenience. For vehicles and equipment, the property delivers outstanding storage and workspace: a two-car garage plus a large RV barn/garage with oversized roll-up doors, ideal for trailers, boats, farm gear, or workshop needs.

A 5 GPM private well, septic system, and CTEC electric provide reliable utilities, while the low-maintenance acreage keeps upkeep simple. Chiquita's Ranch offers the privacy of country living with quick access to surrounding towns and amenities: just 2 minutes to FM 479, 5 minutes (3 mi.) to Hwy 290, 10 minutes (8 mi.) to Harper, and 30 minutes (30 mi.) to Fredericksburg. Whether used as a full-time residence, a Hill Country weekend retreat, or a multi-generational setup, this property is move-in ready and well-maintained — a charming piece of Texas comfort waiting to be enjoyed.

PROPERTY HIGHLIGHTS

5± acres in the **PEACEFUL KIMBLE OAKS SUBDIVISION**

2,040 SQ FT MAIN HOME (3BR / 2BA)

GUEST HOUSE with 600 sq ft, kitchenette & full bath

OPEN-CONCEPT kitchen, dining & living area

FORMAL DINING ROOM for hosting and gatherings

LARGE RV BARN/GARAGE with oversized roll-up doors

ADDITIONAL TWO-CAR GARAGE AND STORAGE SPACE

PRIVATE 5 GPM WATER WELL + septic + CTEC electric

COVERED PORCH, deck & outdoor relaxation areas

MATURE TREES & low-maintenance acreage

LOW HOA only \$200/year

EXCELLENT LOCATION:

- 2 minutes to FM 479
- 5 minutes (3 miles) to Hwy 290
- 10 minutes (8 miles) to Harper
- 30 minutes (30 miles) to Fredericksburg

MOVE-IN READY full-time residence, weekend getaway, or rental potential

SCHEDULE A SHOWING TODAY



Listing Agent:

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