

MLS #: A98535A (Active) List Price: \$325,000 (145 Hits)**0 -- Pfiester Rd Fredericksburg, TX 78624**

Type: Vacant Land
Best Use: Residential, Recreational, Vacation
Topography: Gentle Sloping, Gentle Sloping, Few Trees
Surface Cover: Wooded/Native Pasture
Views:
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$379,000
Area: County-Southeast
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 6-10 Acres
Apx Acreage: 7.9000
Seller's Est Tax: 8.58
Showing Instructions: Vacant, Gate Locked-Combo
Days on Market 194

Tax Exemptions: Ag Exempt **Taxes w/o Exemptions:** \$898.69 **Tax Info Source:** CAD **CAD Property ID #:** 188528 **Zoning:** None

Flood Plain: Yes **Deed Restrictions:** Yes **Easements:** None **Road Maintenance Agreement:** No

HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:

Documents on File: Survey/Plat, Topographical Map, Deed Restrictions

Water: None
Sewer: None
Utilities: None
Access/Location: County Road
Minerals: Unknown

Improvements: None
Misc Search: Livestock Permitted
Fence: Perimeter

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Select Title

Attorney:

Refer to MLS#:

Location/Directions: From Fredericksburg: Travel South on Hwy 16. Turn left onto Pfiester Rd. Property is on the left after Buckeye Rd.

Owner: Kim and Robyn Hicks

Legal Description: ABS A0245 B GUERRERA #56, 7.90 ACRES

Instructions: Email Jill@JillTabor.com for showing requests and information packet

Public Remarks: Discover a rare opportunity to own 7.9 stunning acres on the serene and secluded Pfiester Road. This picturesque property is surrounded by vineyards and has majestic post oak trees with a diverse topography, including a dry creek bed along the base of the rock bluff. There are multiple, level building sites perfect for your dream home or vacation retreat. The property is fully fenced, ag-exempt, and free from HOA restrictions, ensuring flexibility and privacy. Sensible deed restrictions allow for one single-family residence and a guest house. Conveniently located within an easy drive to the vibrant activities and attractions of Fredericksburg, this property is a true gem. Don't miss out—make it yours today!

Agent Remarks: Supervising agent: Heather Elizondo Lic #680541

Withdraw Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Office Broker's Lic #: 547594

Listing Office: Portfolio Real Estate - KW (#:1462)
Main: (830) 997-6041
Mail Address 1: 804 S. Adams St
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)
Agent Email: jill@jilltabor.com
Contact #: (830) 456-8115
License Number: 0562308

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