



## **259 Ac. In the Heart of Texas Wine Country Gillespie County**

This gorgeous ranch is located in the heart of the Texas Wine Country. Just a short 5.5 miles east of Fredericksburg TX, and 0.6 of a mile south of Hwy 290, you'll find this beautifully well maintained ranch. It boasts of rolling hills, large oak trees, fertile soil, tons of wildlife, and great views. The 4 bed 3.5 bath, 4,052 sq ft, rock house sits on a hill and offer tremendous views, off the huge back porch, of Fredericksburg. The house has a large open floor plan, with vaulted ceilings, large bedrooms, an entertainers kitchen, wet bar, office and huge master suite. This ranch would make a great winery, or a tremendous personal show place. The land is ideally suited for a vineyard, livestock and wildlife. Additional improvements include a 5 bedroom hunting cabin, walk-in cooler, barn, two wells, and a wildlife processing station. Everything you'd want in a ranch of your own.

### **Main House:**

- 4 bedrooms, 3.5 bathrooms
- 4,052 Square Feet
- Large open floor plan, with tall vaulted ceilings, and exposed beams
- Large rock fireplace
- Wet bar
- Huge kitchen with large island, and double ovens
- Large master suite
- Dedicated office
- 2 car garage
- 3 zone HVAC system

### **Land:**

- Large Post Oaks and Live Oaks
- Good cover for the wildlife

- Two stock tanks
- Rolling terrain with fertile soil, and lush native grasses

**Wildlife:**

- Large White-tail and Axis deer herds that have been closely managed

**Other Improvements:**

- 5 bedroom hunters cabin
- Walk-in Cooler
- Animal cleaning station
- Large equipment barn
- 2 water wells
- High fence perimeter
- Nice road system throughout