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Little Victory Ranch | Harper, Texas | \$1,350,000



Executive Summary

Little Victory Ranch offers 51± acres of high-fenced hill country landscapes just outside of quaint Harper, Texas, within Gillespie County. The property resides near the far western boundary of the county and has excellent paved access off Barker Rogers Road, which intersects Highway 290. County elevations vary between 1,100 and 2,250 feet, with Little Victory sitting on the high side at 2,100 feet.

Additionally, the property features a solar-powered water well, storage tank, two water troughs, and a small barn/shed, making it turnkey for recreational use, livestock, or wildlife operation. The property has gentle rolling terrain with mature oak canopies, open pastures, and a seasonal creek that helps support wildlife. Electricity is nearby, and the property's perimeter is fully high-fenced, enhancing its use for game management or limited agricultural purposes. One could even develop the property into a small community with acreage and/or short-term rentals. Currently, the land is partially utilized as a breeding facility for a world-class red deer herd.



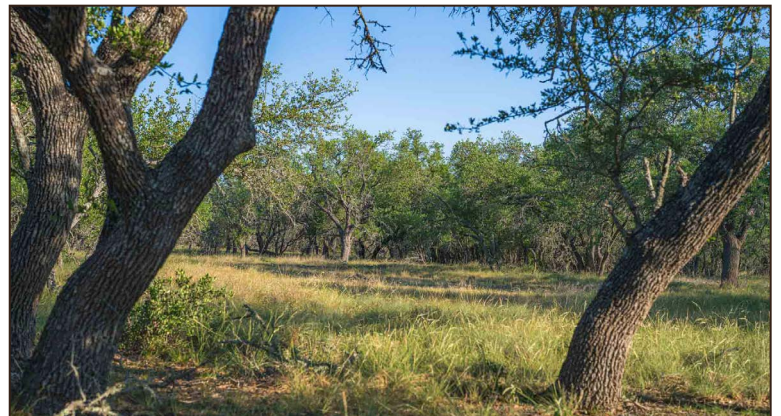
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The ranch is a comfortable one-hour and twenty-minute drive from San Antonio. Simple conveniences can be found less than five minutes from the ranch gate in Harper. However, should you wish to enjoy the many attractions Gillespie County has to offer, just a short twenty-five-minute drive is the wildly popular Fredericksburg, Texas. Rich with its own unique Germanic-influenced culture, the destination town offers ample shopping, fine restaurants, wineries, vineyards tours, horseback riding, dozens of live music performances weekly, and so much more! Affectionately known as "Fred," it is also home to more than 400 festivals and special events each year. A few highlights would be Oktoberfest, Fredericksburg Food and Wine Fest, Hill Country Film Festival, Stonewall Peach JAMboree and Rodeo, the ever-fun grape stomps at local wineries, and the Light the Night Christmas Parade down Main Street. Fredericksburg is also known for the National Museum of the Pacific War and Enchanted Rock State Natural Area.





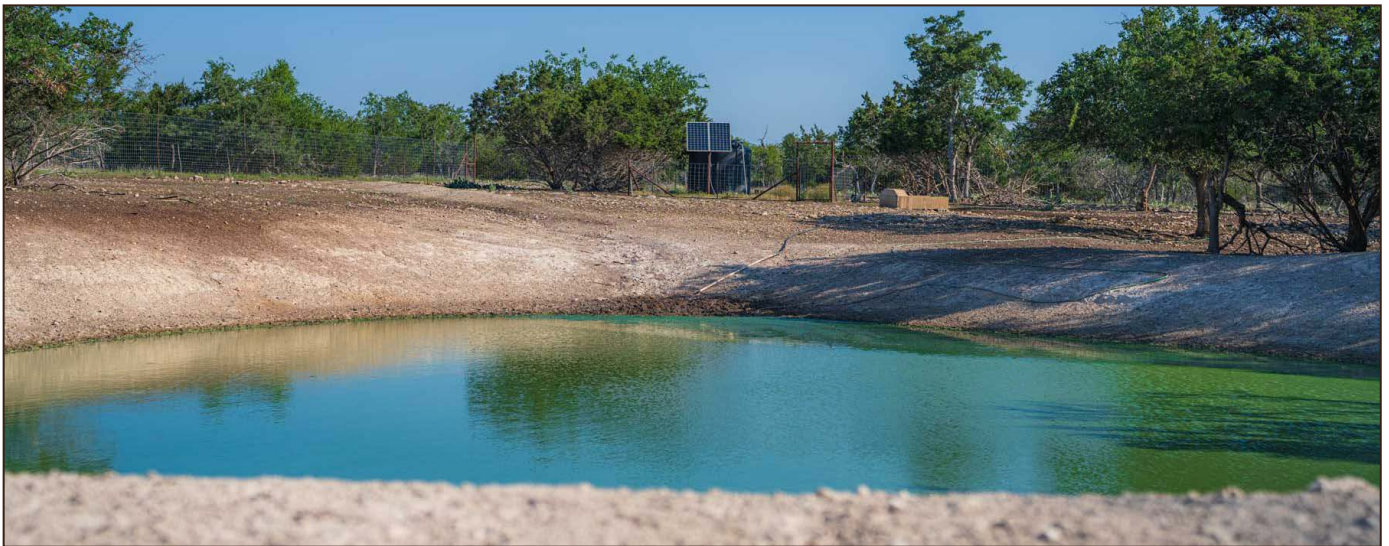
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Just The Facts

- 51± deeded acres (two high-fenced pastures)
- 20' x22' Storage
- One solar well / Storage
- Two water troughs
- Small pond
- Photography opportunities
- Hunting
- Hiking
- Exotic breeding operation
- Paved access
- Electricity nearby
- 26 miles to Fredericksburg
- 3 miles to Harper
- 90 miles to San Antonio



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Little Victory Ranch
HARPER, TEXAS



Little Victory Ranch
HARPER, TEXAS

This map is for visual aid
only and the accuracy
is not guaranteed.



2064

Gravel
Pit

