



94.84 Acres - Gillespie County

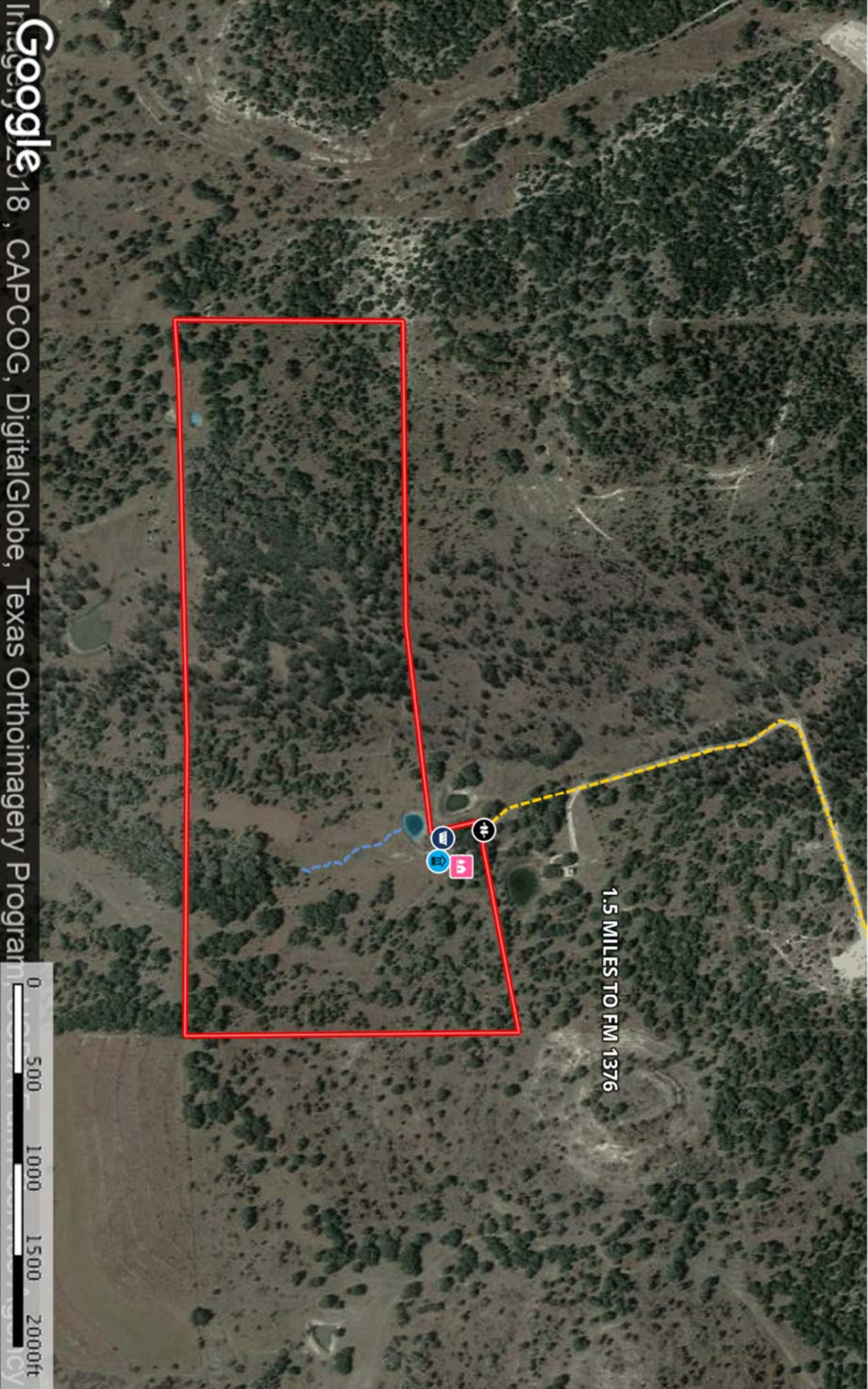


Offered at \$853,000 or \$8,995 per acre

For more information, please view
www.desertflowerrealty.com

Laborde Tract
Gillespie County, Texas, 94.84 AC +/-

Desert Flower Realty, Inc.



1.5 MILES TO FM 1376

Google Imagery 18, CAPCOG, DigitalGlobe, Texas Orthoimagery Program

- Water Storage Tank
- Well
- Cabin
- Gate
- Stream
- Road / Trail
- Pond / Tank
- Boundary



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LOCATION

This peaceful weekend getaway is conveniently situated in between Fredericksburg and Luckenbach, Texas on Double C Rd., which intersects FM 1376. This beautiful ranch has so many possibilities, ready for use with hunters or build your dream home. It's only 2 miles from Luckenbach Town Loop and 7 miles to Historic Fredericksburg, where good eating and shopping are an art form. Other nearby attractions are LBJ State park, Enchanted Rock, local winery's, peach orchards and much more!! Come explore all this property has to offer.

Directions

From Austin

Property is 75 miles from downtown Austin (1 hour 30 min) Follow State Hwy 290 West for 72 miles turn South onto Ranch Road 1376 for 2.5 miles, Turn Right onto Double C Rd, Property is 1.5 miles.

From San Antonio

Property is 76 miles from downtown San Antonio (1 hour 30 min) Follow Interstate 10 West for 44 miles. Take exit 537 to merge onto US-87 BUS S/N Main St (1.1 miles) Follow U.S 87 to merge onto US-87 for 1.1 miles, turn left onto Sisterdale Rd, Follow Sisterdale Rd for 32 miles, turn left onto Double C Rd.

From Fredericksburg

Property is about 7 miles from Fredericksburg (10 min) Follow State Hwy 290 East (6miles), Turn Right onto Double C Rd.



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Topography

This rectangular shaped property is nicely rolling with elevation changes of around 150 ft. High point is approximately 1845 ft on the northwest corner, lower point is approximately 1695 ft on the southeast side where there is a natural drainage that exits the property. There is a beautiful southeastern view.





Vegetation & Wildlife

The property is approximately 60% native vegetation including cedar and many beautiful mature Live Oak trees. The balance is open pasture land providing many transition areas for wildlife viewing. This attractive combination provides optimal coverage and forage for abundant wildlife, whitetail deer, feral hogs, small mammals, as well as a variety of bird species to delight any birder, professional or novice.

Minerals

Surface offering only

Soil

Mildly alkaline clay loam at surface layer



Improvements & Water

There is a quaint, modest cabin ready for hunters or a getaway to enjoy the peacefulness of the hill country. There is an old metal barn in the southeast corner. A water well provides excellent water to the cabin and picturesque old water trough provides water for wildlife. Additionally, a pond convenient to the cabin contains water most of the time. Another smaller tank located near the southeastern corner, holds water intermittently.

Price

\$853,000 or 8,995 per acre

For additional information, or to schedule a showing contact Cindi L DuBois, Realtor at 210-625-0461 or Desert Flower Realty, Inc. at 361-449-2051



