

LUCKENBACH ROAD RANCH



DR

DULLNIG
RANCH SALES



DESCRIPTION

Luckenbach Road Ranch is ideally located 0.5 miles south of Hwy 290 in the heart of the rapidly growing “wine corridor” between Fredericksburg and Stonewall. Its proximity to Fredericksburg provides a variety of opportunities, from the tremendous commercial development potential this property could serve to the investor, or the end-user looking to live in close proximity to Fredericksburg and its many amenities.

IMPROVEMENTS

The main house is a nice 2,800 square foot rock home with 3 bedrooms and 2.5 baths and welcoming, open floor plan. Set back from the main road to ensure privacy, the front porch offers enchanting views of the peach orchard while the back porch offers total seclusion set against the wooded back portion of the ranch. Next to the main house is an 1,600 square foot 4-bedroom, 3.5 bath guesthouse that is currently being utilized as a B&B / rental cabin to provide supplemental income for the owners. There is a functional barn and workshop with living quarters, as well.

46.35± Acres

Gillespie County



*46.35± Acres
Gillespie County*

WATER

One water well, which yields 100± GPM, services the improvements and orchard. There is a seasonal creek that meanders through the west side of the ranch and feeds a small pond.



46.35± Acres
Gillespie County

VEGETATION/TERRAIN

The land is level and usable with good soils and a great mix of wooded areas to open pasture. Upon entering the property, you are welcomed through the natural curtain of the 10± acre peach orchard. There are two nice coastal fields that offer generous hay production, and plenty of healthy hardwoods throughout the ranch.

TAXES

Ag Exempt.



46.35± Acres
Gillespie County



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Gillespie County



HWY 290

Luckenbach Road

46.35± ACRES GILLESPIE COUNTY 640 LUCKENBACH ROAD LUCKENBACH, TEXAS

The ranch boasts 540± feet of frontage along Luckenbach Road and is 0.5 miles south of Hwy 290, 5 miles west of Stonewall, 14 miles east of Fredericksburg and 3 miles to Luckenbach.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

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VIDEO LINK

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