

# 3049 Reservation Road

H A R P E R , T E X A S



KRISTA UPHAM | LAND SPECIALIST

# PROPERTY DETAILS



219.46 +/- ACRES

Immerse yourself in the charm of your very own 219-acre Texas ranch, strategically poised for both accessibility and seclusion. Just an hour and twenty minutes from bustling San Antonio, and within easy reach of Boerne, Kerrville, and IH-10, this property offers a perfect blend of convenience and privacy. Noteworthy for its location within the esteemed Harper Independent School District and its proximity to Texas Wine Country, it presents outstanding educational opportunities and endless leisure possibilities.

The ranch's gently rolling terrain ensures optimal usability, catering to a variety of pursuits from livestock farming to hunting. Boasting abundant wildlife and ample road frontage, accessing the property is effortless, yet upon arrival, you'll be enveloped in serenity amidst large acre tracts and low-fencing on three sides.

Featuring diverse vegetation and essential amenities such as a water well, this unrestricted property under Agricultural Valuation offers low property taxes, making it an appealing investment. Whether yearning for a hill country escape, a hunting retreat, or a peaceful sanctuary, this ranch delivers. Schedule your private tour today and uncover the unmatched beauty and potential of this remarkable Texas gem.

LAND | RANCH | RESIDENTIAL | INVESTMENT

krista@legacybrokergroup.com | 210.884.5276 | www.uphamgrouprealtors.com

# MAPS



# VISUAL ELEMENTS



# AREA HIGHLIGHTS

Harper, Texas



## MARKET RESEARCH & FACTORS

**Harper is a small town located in Gillespie County, Texas, USA. It is situated in the Texas Hill Country, characterized by hilly terrain covered in oak and cedar trees, and is located approximately 60 miles northwest of San Antonio. The rolling hills coupled with the rich German history of the area make it a very unique and popular place with endless opportunity for growth.**



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# AREA AMENITIES



## DISTANCES

FREDERICKSBURG, TEXAS | 29 Miles

KERRVILLE, TEXAS | 26 Miles

COMFORT, TEXAS | 39 Miles

SAN ANTONIO | 86 Miles

BOERNE | 55 Miles

AUSTIN | 106 Miles

SAN ANTONIO INTERNATIONAL AIRPORT | 84 Miles

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# Krista Upham

Partner | Owner | Realtor

210.884.5276

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A Texas hill country native, Krista Upham was raised in an authentic Texas ranching family. Upon graduation from Texas A&M University in 1998, Krista launched her real estate career in the Houston and San Antonio markets, gaining valuable experience in the commercial real estate sector.

In 2000, Krista and her family moved back to the heart of the Hill Country where she continues to provide outstanding service to the many landowners, investors and families she proudly represents in her specialized areas of commercial, farm and ranch, and residential real estate. With her team and network of attorneys, engineers, lenders and appraisers, Krista ensures maximum potential for each property she represents.

Krista has been married to Chad Upham for 22 years. Chad is a real estate and oil and gas attorney practicing in Boerne. They have 2 daughters who are active in showing horses and livestock. Outside of real estate, Krista enjoys showing horses, playing golf with her husband, spending time outdoors and traveling.

## EDUCATION & EXPERIENCE

Texas Real Estate Agent – Year 1999 - Present | BBA Ag Marketing - Texas A&M University -1998

Commercial Real Estate Sales background 1999 – 2005 | Ranch, Residential and Commercial Real Estate Transactions 1999-2021

## PROFESSIONAL ASSOCIATIONS & MEMBERSHIPS

Top Producer 2021, Realtors Land Institute (RLI), Texas Alliance of Land Broker, Institute for Luxury Home Marketing, National Association of Realtors (NAR), Texas Association of Realtors (TAR), San Antonio Board of Realtors (SABOR), Hill Country Board of Realtors, Certified Luxury Home Marketing Specialist, Accredited Buyer Representative





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