

\$1,699,000 - 2474 Goehmann Ln, Fredericksburg

MLS® #1797730

\$1,699,000

3 Bedroom, 2.00 Bathroom, 2,508 sqft

Farm Ranch on 31.86 Acres

N/A, Fredericksburg, TX

Located just five minutes from Main Street in Fredericksburg, this rare 31.86 acre unrestricted property presents a premier investment opportunity in the heart of the Texas Hill Country. With no zoning restrictions and outside city limits, the land is perfectly positioned for a wide range of commercial or residential ventures-whether you're envisioning a boutique winery, luxury RV park, equestrian facility, event venue, short-term rental compound, or a high-end housing development. The property features two high-producing water wells, AG exemption, perimeter and cross fencing, and multiple build sites that offer scenic views and natural privacy among mature Post Oak groves. An existing 3-bedroom, 2-bath ranch-style home provides immediate usability or future conversion potential into a clubhouse, office, or party house for guests or residents, or the perfect guest house after you build your dream home on the hill overlooking the beautiful hill country. Wildlife including Axis, whitetail deer, and turkey roam freely, adding to the property's charm and experiential value. With its unbeatable location, usable acreage, and development flexibility, this is a rare chance to own large, versatile land just minutes from one of Texas's fastest-growing and most visited destinations. Bring your vision-this property is ready to produce.

Built in 2003



Essential Information

MLS® #	1797730
Price	\$1,699,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,508
Acres	31.86
Year Built	2003
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	2474 Goehmann Ln
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity, High Speed Internet, Other, Water
-----------	--

Exterior

Exterior Features	Cross Fenced
Lot Description	Ag Exempt, Hunting Permitted, Partially Wooded
Construction	Other

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Days on Market	443
----------------	-----

Listing Details

Listing Agent	Robin Dallenbach
Listing Office	Coldwell Banker D'Ann Harper

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of October 30th, 2025 at 8:06pm CDT (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.