

\$1,650,000 - 10 Das Landing, Fredericksburg

MLS® #1820203

\$1,650,000

7 Bedroom, 6.00 Bathroom, 4,048 sqft

Residential on 16.50 Acres

N/A, Fredericksburg, TX

10 Das Landing Lane is a picturesque 16.5+/- acre property located 10 minutes south of Fredericksburg. The focal point of the property is a beautiful two-story 1,738 SqFt, 3B/1.5BA custom Farmhouse. Additionally, there are two, 1,155 SqFt, 2B/2BA Cabins. All were built in 2016. The property is actively income-producing as the houses are occasionally used as short-term rentals, grossing \$45,000-\$50,000 per year. Entering the property from US-87, you will follow a driveway back to the improvements tucked away amongst oak trees. You will come to a split in the road that leads to both cabins on the left and the Farmhouse to the right. The fenceline at the back of the property is shared with a very large ranch. There are plenty of oak trees and nice hill country views.

IMPROVEMENTS: Main House The Farmhouse sits at the back of the property, giving it a nice bit of seclusion. As you enter this charming 2-story home, you are greeted with custom Hickory floors that were cut and hand-scraped onsite. Just inside the front door is a dining area and a large kitchen with granite countertops and stainless-steel appliances. Down the hallway is a spacious bedroom, the only one on the first story. Across the hall, you will find a laundry-half bathroom. The living room is centered around an electric fireplace, making it cozy in the wintertime. At the top of the stairs, there is a small landing used as an office space. Down the hall are the bedrooms, one of which is the



Master. It has many windows for natural light and a walk-in closet. The master shares a Jack & Jill full bathroom with the other second story bedroom. The furniture in the Farmhouse is negotiable. Cabins The cabins are almost identical in build, layout, and design but both have a unique touch. Each bedroom in both cabins is spacious and has its own en-suite full bathroom, consisting of his/hers sinks, a walk-in shower, and a spa bathtub. The furniture in both cabins will convey. There are 3 septs on the property. The house and each cabin have their own. Fenced Paddock A 3.5+/- acre fenced paddock holds goats that the current owners use for their ag-exemption. The livestock are watered from a trough that is fed by one of the water wells. The property is perimeter fenced on the North, East, and West sides. Grain Silo Gazebo Near the cabins sits a grain silo that has been converted into a gazebo for an outdoor lounging area. Concrete Slab Near the southeastern corner of the property there is a 60x40 concrete slab that was poured for a Mueller metal building. WATER: The property has two water wells that supply water to the main improvements. Per the State of Texas Well Report, one water well has a depth of 490 ft, yields 25 GPM, and has an 8" diameter. The second water well has a depth of 500 ft, yields 25+ GPM, and also has an 8" diameter. ELECTRICITY: Electricity is provided by Central Texas Electric Co-op. There are 2 meters on the property for the farmhouse and cabins. WILDLIFE: Axis Deer, Blackbuck Antelope, White-tailed Deer, Dove, Turkeys, and other animals roam the property. VEGETATION and TERRAIN: Oak trees are scattered throughout the property along with a variety of native grasses. Elevation drops over 20 feet through the property from 1,960ft at the Farmhouse and cabins to 1,940ft at the front gate. This gives a vantage point for great views. LOCATION: 8.8+/- miles from Fredericksburg and 10+/-

miles from Gillespie County Airport 60+/-
miles from San Antonio 85+/- miles from
Austin 250+/- miles from DFW 256+/- miles
from Houston TAXES: Ag
Exemption-maintained through goats whose
purchase can be negotiated separately from
the sale of the property. NOTES: Active
income-producing Short-Term Rental (STR)
property, grossing \$45,000-\$50,000/year.
Furniture in Farmhouse is Negotiable.
Furniture in cabins will convey. Minimal
Restrictions. Hunting is allowed. The
property is shown by appointment only.

Built in 2016

Essential Information

MLS® #	1820203
Price	\$1,650,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,048
Acres	16.50
Year Built	2016
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Other
Status	Active

Community Information

Address	10 Das Landing
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	Eat-In Kitchen, Island Kitchen, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Cable TV Available, Laundry Main Level, Walk in Closets
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Electric Water Heater, Dryer, Private Garbage Service, Washer
Heating	Central
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mock Fireplace
# of Stories	2.0
Stories	2

Exterior

Exterior	Cement Fiber
Exterior Features	Partial Fence, Double Pane Windows, Mature Trees, Detached Quarters, Wire Fence, Cross Fenced, Other - See Remarks
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	October 31st, 2024
Days on Market	364
HOA Fees	0.00

Listing Details

Listing Agent Jon Cluck
Listing Office Chad Hanna Foster Jr.

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