

\$279,000 - Overhills Rd., Fredericksburg

MLS® #1820654

\$279,000

Bedroom, Bathroom,
Land on 10.05 Acres

Ranches At Overhills, Fredericksburg, TX

Discover your ideal escape on this expansive 10.05-acre property in the coveted Ranches at Overhills in Fredericksburg, Texas. This level lot, requiring minimal excavation, offers a perfect foundation for various rural pursuits with immediate access to utilities and a private, HOA-maintained road system. With no build time restrictions, you can plan and develop at your own pace—even holding off construction for years if needed. Short-term rentals are also permitted, creating an excellent opportunity for income generation. This versatile property welcomes a range of lifestyle options: establish a homestead with livestock, poultry, or an agricultural venture, from vibrant vineyards and pecan groves to aromatic lavender fields and lush hay meadows. Ideal for those dreaming of a peaceful yet productive lifestyle, this property also supports a bed-and-breakfast operation within the main dwelling or a separate guest house, perfect for sharing the unique charm of Fredericksburg with visitors. Embrace creative work with "cottage industry" flexibility, allowing artistic pursuits like woodworking, photography, or sculpture. Just 15 minutes from the cultural amenities of Fredericksburg, this acreage blends the tranquility of country living with easy access to city conveniences. Key Property Features: Ready-to-use electrical panel and level terrain No build time restrictions, allowing for flexible development timelines Short-term rentals permitted for additional income opportunities Livestock and



poultry raising permitted (except swine) Ideal for vineyards, orchards, lavender fields, and hay meadows Bed-and-breakfast opportunity within the home or guest house Private roads maintained by the Property Owners Association Dedicated utility easements for efficient setup and maintenance Envision your rural retreat in one of Texas' fastest-growing regions. Secure your piece of Ranches at Overhills and bring your homestead dreams to life on your schedule. ASSUMABLE LOAN AT 4.375%!

Essential Information

MLS® #	1820654
Price	\$279,000
Acres	10.05
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	Overhills Rd.
Area	3100
Subdivision	Ranches At Overhills
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78264

Amenities

Amenities	Controlled Access
Utilities	Electric

Exterior

Lot Description	Partial Cleared, Improved
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School Information

District	CALL DISTRICT
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Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	November 2nd, 2024
Days on Market	363
Zoning	RESIDENTIAL / AGRICULTURA

Listing Details

Listing Agent	Anna Ghalumian
Listing Office	Real Broker, LLC

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