

\$710,000 - 596 Ruger, Fredericksburg

MLS® #1873955

\$710,000

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 20.00 Acres

N/A, Fredericksburg, TX

This unparalleled 20.00-acre parcel at 596 Ruger Rd in Fredericksburg, Texas, is priced aggressively below market value, presenting an extraordinary opportunity for those seeking Hill Country acreage. Perched at approximately 2,172 feet above sea level, the site provides expansive, uninterrupted views of rolling limestone hills and native oak woodlands, creating a serene backdrop for a custom estate or recreational retreat. Multiple strategic clearings have already been prepared, revealing several prime building sites that capture sunrise and sunset panoramas across the landscape, and gentle slopes ideal for driveway placement and site planning. Beneath the surface, underground electrical service is in place, streamlining the development process and reducing initial infrastructure costs. An active agricultural exemption maintains low property taxes, preserving the land's financial advantages while the charming mix of Post Oak, Blackjack Oak, Spanish Oak, and Shin Oak flourishes across the gently undulating terrain. Generous cedar removal has invited native grasses and wildflowers to take root, enhancing the natural beauty and encouraging local wildlife-white-tailed deer, wild turkey, and songbirds-to visit. Hilltop breezes and clear night skies offer an unmatched environment for stargazing and year-round enjoyment. Privacy and ease of access coexist harmoniously on this tract. A private road offers secluded entry, while partial wire fencing



defines boundaries without obstructing views. No homeowners association restrictions grant complete freedom in designing the property according to a personal vision, whether it be a hilltop residence with expansive decks, an equestrian haven with private corrals and trail networks, or a weekend getaway with guest cottages and outdoor entertaining areas. Minimal county building codes allow flexibility in planning barns, workshops, or secondary dwellings. Although the atmosphere here feels delightfully remote, downtown Fredericksburg's storied Main Street is only ten minutes away by well-maintained county roads. Within moments, one can savor world-class wine tasting experiences, farm-to-table dining, historic museums, boutique shopping, and vibrant festivals that celebrate Texas heritage. Major highways to Austin and San Antonio are within easy reach, connecting residents to urban amenities and airports in under 90 minutes, making weekend excursions and travel both effortless and convenient. Rarely does a property of this scale and quality become available at a price point designed to move swiftly. Land buyers, developers, and investors will recognize the potential to capture significant equity in their investment as land values in the Fredericksburg area have historically appreciated at annual rates of 8-10 percent. With turnkey access to utilities and immediate tax benefits, this parcel represents a generational opportunity. Act now to secure a legacy at 596 Ruger Rd-opportunities like this are vanishing from the market.

Essential Information

MLS® #	1873955
Price	\$710,000
Bathrooms	0.00

Acres	20.00
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	596 Ruger
Area	3100
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity
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School Information

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

Additional Information

Days on Market	143
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Listing Details

Listing Agent	Malina Bercher
Listing Office	Aperture Global

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