

\$908,362 - Tbd Rm 1323, Willow City

MLS® #1907231

\$908,362

Bedroom, Bathroom,
Land on 49.91 Acres

None, Willow City, TX

Located in the quaint area of Gillespie County in Willow City this 49.91-acre tract provides a great place for a home site and recreation. The city of Fredericksburg is less than 15 minutes away, Llano is about 25 minutes, and the larger city of Austin is about an hour and 15-minute drive. The recreational area of Enchanted Rock is also just minutes away. The Llano River and the Highland Lakes are also not far away. This property has direct access off FM 1323 and is less than 2 minutes from state highway 16. The property consists of nice meadows that would be great for horses or other animals. The soils are good sandy loam. Good native grasses are established with excellent potential to plant improved grasses. Being an old cattle ranch at one time most of the property does have coastal planted. Trees mainly consist of large live oak and post oaks. A seasonal creek runs along the back boundary of the property. This area is nicely wooded with large trees and offers pretty creek bottom land as well as excellent wildlife habitat. Deer, turkey, dove, some quail, and other native wildlife are plentiful on the property as well as a variety of native songbirds. The land carries an agricultural exemption. Fences are found on the front and back boundaries. Electric is readily available as it runs across the property.

There are not many properties available in this very desirable area of Gillespie County. If you are looking for home site or recreational property close to unique shopping, dining, and



the wineries, here it is! This nice tract of land that offers a pretty meadow on the back that contains established coastal grasses. There are great home site locations under large Post Oak and Live Oak trees. The creek bottom provides a shady home site. You cannot see these pretty areas from the road. Please take a look at the photos of this property as well as checking out the aerials.

Essential Information

MLS® #	1907231
Price	\$908,362
Acres	49.91
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	Tbd Rm 1323
Area	3100
Subdivision	None
City	Willow City
County	Gillespie
State	TX
Zip Code	78675

Amenities

Amenities	Hunting
Utilities	Electric

Exterior

Lot Description	Undeveloped, Partial Cleared
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School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg

Additional Information

Date Listed	September 12th, 2025
Days on Market	35
Zoning	AGRICULTURAL

Listing Details

Listing Agent	Debra Stepan
Listing Office	Ranch Investments

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