

\$359,000 - 171 Flowering Sage, Fredericksburg

MLS® #1907935

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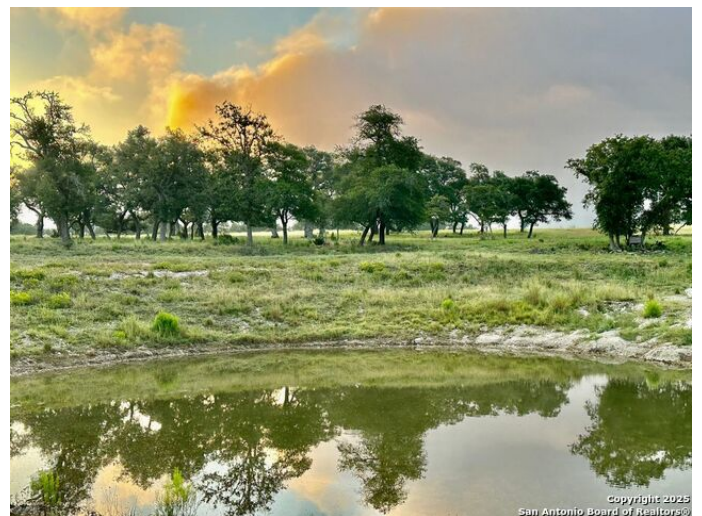
Bedroom, Bathroom,
Land on 5.05 Acres

HIDDEN SPRINGS, Fredericksburg, TX

Enjoy stunning sunsets from this 5.05-acre homesite located in the gated Agrihood of Hidden Springs, just south of Fredericksburg. This beautiful property features mature oak trees, multiple level building sites, a PRIVATE WELL with solar-powered pump, and a stocked POND that attracts native wildlife including whitetail and axis deer, doves, and ducks. The property benefits from a community-managed herd of Dahl sheep, qualifying it for an agricultural exemption to keep property taxes low. As a resident, you'll have access to the community's expansive orchard offering peaches, apples, plums, blackberries, grapes, and figs-ideal for home preserves and winemaking. Hidden Springs offers top-tier amenities including The Hive community center with a resort-style pool, outdoor pavilion with kitchen, meeting room, TVs, sand volleyball court, and pickleball courts. A rare opportunity to build in a thoughtfully planned, amenity-rich community in the Texas Hill Country.

Essential Information

MLS® #	1907935
Price	\$359,000
Acres	5.05
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active



Community Information

Address	171 Flowering Sage
Area	3100
Subdivision	HIDDEN SPRINGS
City	Fredericksburg
County	Kerr
State	TX
Zip Code	78624

Amenities

Amenities	Fishing, Clubhouse, Neighborhood Pool, Controlled Access, Other - See Remarks, Pond/Tank
Utilities	Well Allowed, Electric, Other
Has Pool	Yes

Exterior

Lot Description	Improved, Partial Cleared
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School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	September 15th, 2025
Days on Market	45
Zoning	R-1

Listing Details

Listing Agent	Brian Stamness
Listing Office	Phyllis Browning Company

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