

\$868,175 - Lot 5 Rm 1323, Willow City

MLS® #1908005

\$868,175

Bedroom, Bathroom,
Land on 49.61 Acres

None, Willow City, TX

Located in the quaint area of Gillespie County in Willow City this 49- 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 a short drive 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. A field of improved coastal grass exist in the meadow at the back of the property. 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. There is a large stock tank along the creek that offers a great place to build a home under the huge live oak and post oak tree overlooking the tank. This surface water tank holds water in normal years but has mostly dried up in the droughts. We have included pictures of the tank at full level on the sites. It may or may not be at this level when shown. There is however excellent potential to dig it deeper as well as enlarging it for a nice water feature. This property offers a



couple of great home sites under the large post oak and live oak trees. There is a beautiful area along both sides of the creek that would make excellent shady home sites. There also is a nice area in the middle of the tract that offers large live oak and post oaks for shade. (Please take a look at the aerial of this property to see these areas.) Deer, turkey, dove, some quail, and other native wildlife are plentiful on the property as well as a variety of native songbirds. There exotics that roam the area. 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 is a nice tract of land that one needs to view to see the pretty large hardwood trees on the property. The view from the road does not really show the beauty of these nice home site locations.

Essential Information

MLS® #	1908005
Price	\$868,175
Acres	49.61
Type	Land
Sub-Type	Rural
Status	Active

Community Information

Address	Lot 5 Rm 1323
Area	3100
Subdivision	None
City	Willow City
County	Gillespie
State	TX

Zip Code	78675
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Amenities

Amenities	Hunting
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Utilities	Electric
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Exterior

Lot Description	Undeveloped, Partial Cleared
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School Information

District	Fredericksburg
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Elementary	Fredericksburg
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Middle	Fredericksburg
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High	Fredericksburg
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Additional Information

Date Listed	September 16th, 2025
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Days on Market	31
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Zoning	AGRICULTURAL
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Listing Details

Listing Agent	Debra Stepan
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Listing Office	Ranch Investments
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