



LA GLORIA LAND C^o

ENCHANTED SPRINGS RANCH

259 Acres in Gillespie County



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LOCATION

This 259 acre property is located in North Central Gillespie County 16 miles North of Fredericksburg, TX. Access from paved FM 965 is via gravel Walter Road, a ½ mile deeded easement that dead ends at the entrance gate. It is a 16 mile drive from Fredericksburg, and a 26 mile drive from Llano.

TERRAIN

The ranch is picturesque Texas Hill Country, with over 400 feet of elevation changes, offering incredible views up to 30 miles in all directions, including pristine views of Enchanted Rock, just 3 miles away. The terrain ranges from fertile dark soils in the bottomlands to gently rolling hills studded with granite outcroppings to sheer rock faces climbing to high hill tops. The highest elevation is a 1,963 feet peak. The ranch is covered in live oak, post oak, elm, cedar, and native brush.



HUNTING

There are deer, turkey, hogs, quail, doves, and varmints.



WATER

There are 4 live springs flowing out of the hills, forming the headwaters for Keener Branch Creek. While the creek is seasonal, there are small pools of water that can be found year round in the low areas of Keener Branch and its small tributaries. The house and several water troughs on the ranch have water piped to them from one of these springs. There is also a water well equipped with an electric submersible pump, drilled in 2000, and capable of producing 38 GPM, strong for this part of the Hill Country.



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IMPROVEMENTS

Located near the entrance, sits an historic early 1900's home that is 2 story and approximately 1,600 square feet. This house has a brand new galvanized metal roof, upstairs and downstairs covered porches, and a basement. It has original wood flooring, along with the original wood bead board walls and ceilings. Next to the house, are 2 small barns and a hunter's cabin. The ranch's perimeter is a 4 strand barbed wire fence in good shape, and there are good roads throughout the ranch. There are also 2 cleared and fenced fields totaling 17 acres of potential food plots or hay production.



MINERALS

The owner does own some minerals, and they are negotiable. Not leased, and no production.

PRICE: \$6,995/acre. Cash at Closing.

The information contained herein was supplied by sources believed to be accurate. Provider makes no representation as to the accuracy of the information contained herein and therefore assumes no liability for accuracy thereof. All terms and conditions are subject to change without notice. Property is subject to removal from marketplace without notice.



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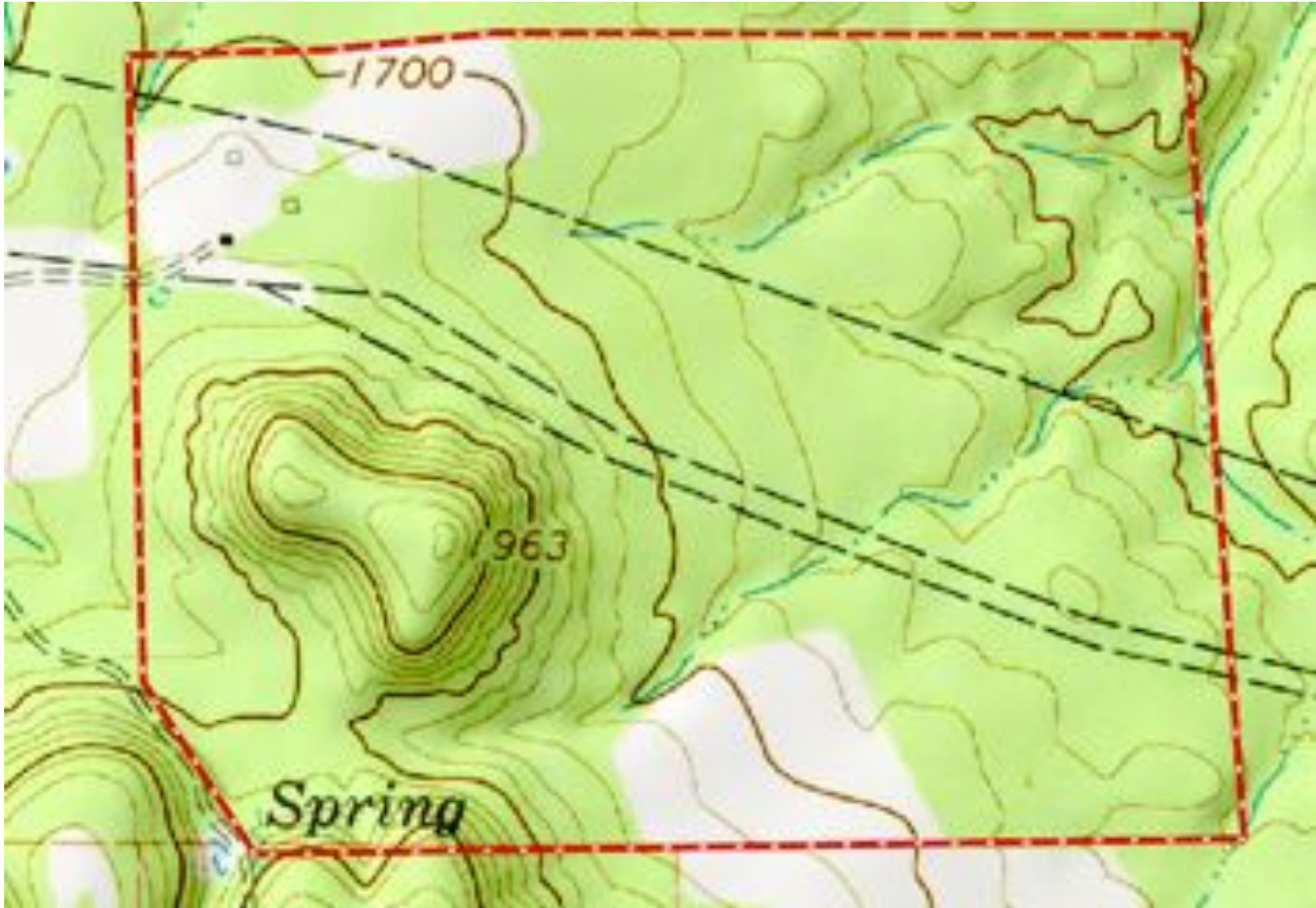
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AERIAL VIEW



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TOPO MAP



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16 Mile Drive North of Fredericksburg, TX



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