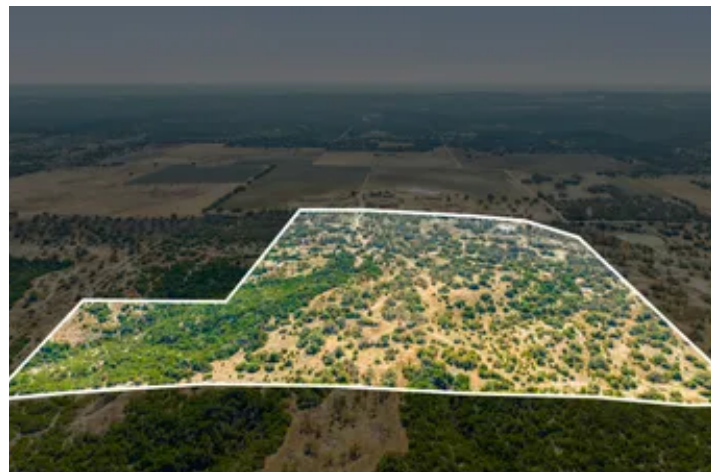


Big Flat Ranch
9069 Ranch Road 1323
Fredericksburg, TX 78624

\$1,750,000
127± Acres
Gillespie County



Big Flat Ranch
Fredericksburg, TX / Gillespie County

SUMMARY

Address

9069 Ranch Road 1323

City, State Zip

Fredericksburg, TX 78624

County

Gillespie County

Type

Ranches, Hunting Land, Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

30.394196 / -98.60067

Taxes (Annually)

189

Acreage

127

Price

\$1,750,000

Property Website

<https://kwland.com/property/big-flat-ranch-gillespie-texas/76875/>



Big Flat Ranch Fredericksburg, TX / Gillespie County

PROPERTY DESCRIPTION

Features –

- Excellent location close to Fredericksburg/Willow City
- Amazing home sites with forever views
- Game Fenced with Elk Herd
- Agricultural Tax Valuation – Low Taxes
- Stunning Views
- Beautiful topography covered in trees

Welcome to the Big Flat Ranch! This ranch is a rare opportunity to own a gorgeous slice of nature right in the most sought-after areas of Gillespie County near Fredericksburg, Texas! The natural beauty and setting for this ranch is unmatched for the area and offers excellent opportunities for building and recreation.

This extraordinary +/-127-acre ranch offers a rare opportunity to own a sizeable piece of pristine natural beauty in Northeastern Gillespie County near popular Willow City and the famed Willow City Loop. Surrounded by breathtaking panoramic views that stretch for miles, this secluded sanctuary is a blank canvas waiting to be transformed into your own private paradise. Featuring forever hilltop views, abundant oaks, dream home building sites, dramatic elevations, wet weather creek beds, and wildlife galore, all in one of the most desired areas just minutes outside of Fredericksburg, this ranch is an opportunity among land properties in the Hill Country!

Big Flat is named after the giant flat mesa that traverses the ranch. It is rare to have such an abundance of level areas among the higher elevations which offer multiple build sites and stunning views in many directions. This land has been in the same family for multiple generations creating many outdoor and hunting memories.

Big Flat is located very near the historic Tosca Community, just over the Blanco/Gillespie County line and approximately 7 miles east of Willow City. Fredericksburg features the heart of the Texas Wine Country and tourism attractions and is a mere 21 miles away from Big Flat ranch. This location is awesome and right in the sweet spot for attractive areas in the Texas Hill Country!

The ranch has excellent access and approximately 1,700 feet of frontage along the popular RM 1323. The property is game fenced and features a small herd of Elk. In addition to the Elk, there are abundant native whitetail deer, hogs, turkey, and birds. Fox and bobcat have been sighted on the property as well. Live Oaks and other native trees are abundant and scattered throughout the ranch. There is a very strong pond on the ranch that has held up in severe dry conditions. A road system allows access to most of the property. There is a sizeable arroyo type canyon near the back that gathers excellent watershed and could possibly be used to create a water feature.

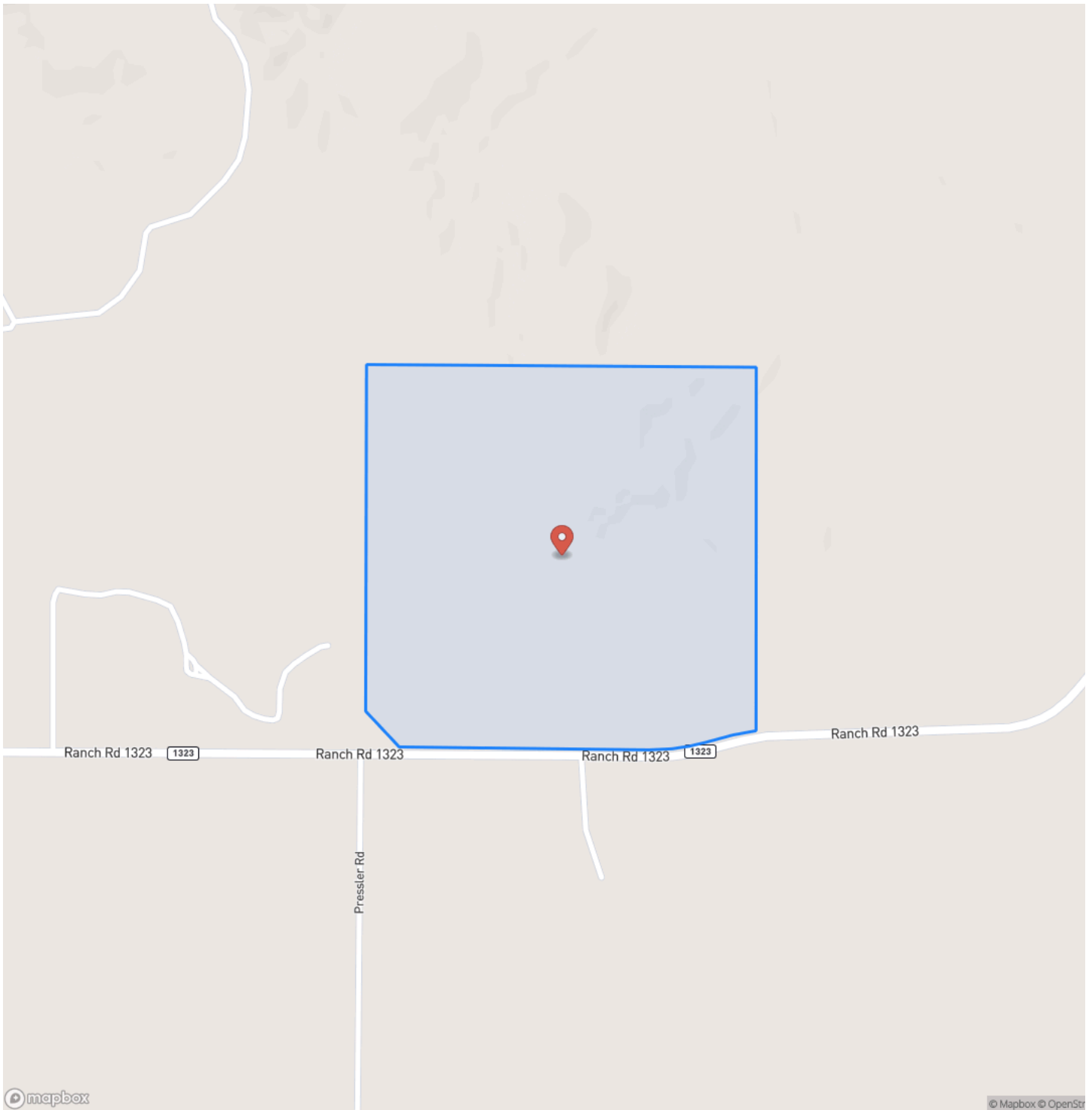
There are no known restrictions, and the land is a blank canvas for the new owner. Agricultural Tax Valuation provides low property tax (Approx \$190 for 2024). You can build your forever home, a weekend home, a venue, or just enjoy the natural beauty and excellent hunting. This property is priced to sell so don't wait!

<https://www.bigflatranch.com>

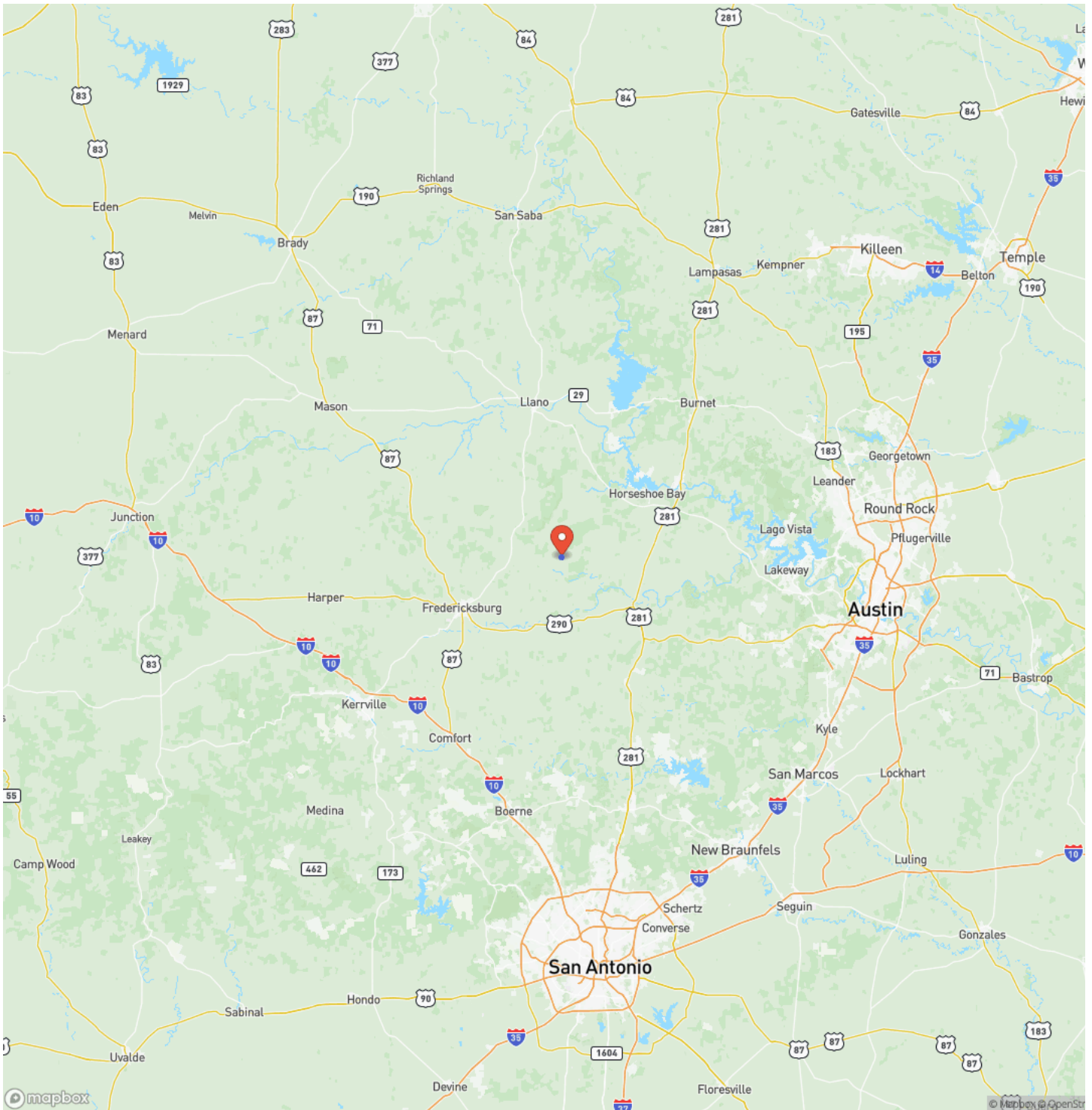
Big Flat Ranch
Fredericksburg, TX / Gillespie County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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