

The Rock Ranch Estate
5862 Ranch Rd 965
Fredericksburg, TX 78624

\$3,895,000
36± Acres
Llano County



The Rock Ranch Estate
Fredericksburg, TX / Llano County

SUMMARY

Address

5862 Ranch Rd 965

City, State Zip

Fredericksburg, TX 78624

County

Llano County

Type

Recreational Land, Residential Property, Horse Property

Latitude / Longitude

30.5071564 / -98.775768

Dwelling Square Feet

4000

Acreage

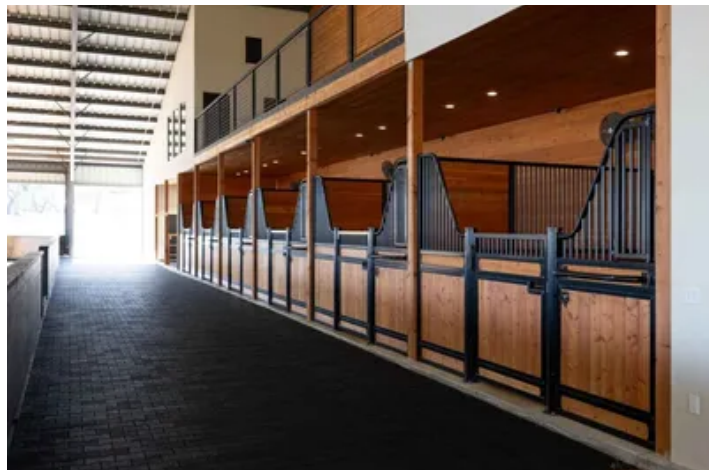
36

Price

\$3,895,000

Property Website

<https://ranchrealestate.com/property/the-rock-ranch-estate-llano-texas/60586/>



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PROPERTY DESCRIPTION

The 36-acre Rock Ranch Estate presents an unparalleled opportunity to invest and enjoy the Texas Hill Country lifestyle with exceptional amenities and meticulously crafted improvements. Whether you seek a recreational retreat, equestrian paradise, or a premier recreational property, this ranch offers an extraordinary blend of luxury and natural beauty. This may be one of the finest ranches of its size and price available in the Texas Hill Country.

Overview: Custom luxury home, new Custom luxury covered arena, new 6 stalls, full guest suite, covered viewing pavilion Next door to Enchanted Rock High Fence/Low Fence Turn-key Creek access with huge pecan trees and live oaks

Land & Wildlife: The Rock Ranch Estate has everything for everyone; the blank canvas of the woods that is the Eastern 20 acres is what hill country dreams are made of! The woods have a beautiful creek with massive boulders and tons to explore. The ancient hardwood trees are towering over the canopy of acreage below. This is a great place to build, run cattle, have horse trails, hunt, or build more paddocks. This 20 acres is truly a blank canvas.

The Estate comes set with a full vineyard of grapes!

Main Home: Step into luxury with the contemporary 3-bedroom, 3.5-bath, 4000 sq. ft. (approx.) custom home built in 2020. Designed by Nadeau Architecture and constructed by Bill Dunn, this home is simply a masterpiece. The kitchen features high-end appliances, including a Wolf gas cooktop, a Sub-zero refrigerator/freezer, and a Cove dishwasher. Two fireplaces, a Kohler Stargaze Freestanding Air Bath, and thoughtful design details elevate the living experience. A rainwater collection, two water wells, and exquisite finishes make this home a sanctuary.

Equestrian Stables/Arena: A state-of-the-art equestrian facility boasts six custom 12x12 stalls, indoor tack-up bays, a wash bay, and a temperature-controlled tack room. Above the stalls is a living suite, a viewing lounge, and an expansive viewing deck overlooking the arena. The covered arena, equipped with Pinnacle footing, 40 Linear LED lights, and a custom audio system, provides a year-round riding experience. Four large turnouts and a stunning outdoor arena complete the equestrian haven.

Location: The Rock Ranch Estate, strategically positioned 20 miles North of Fredericksburg, TX, and 21 miles South of Llano, TX, offers the perfect balance between proximity and seclusion. Situated approximately 90 miles from both San Antonio, TX, and Austin, TX, this property is just a stone's throw from the breathtaking Enchanted Rock State Park.

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

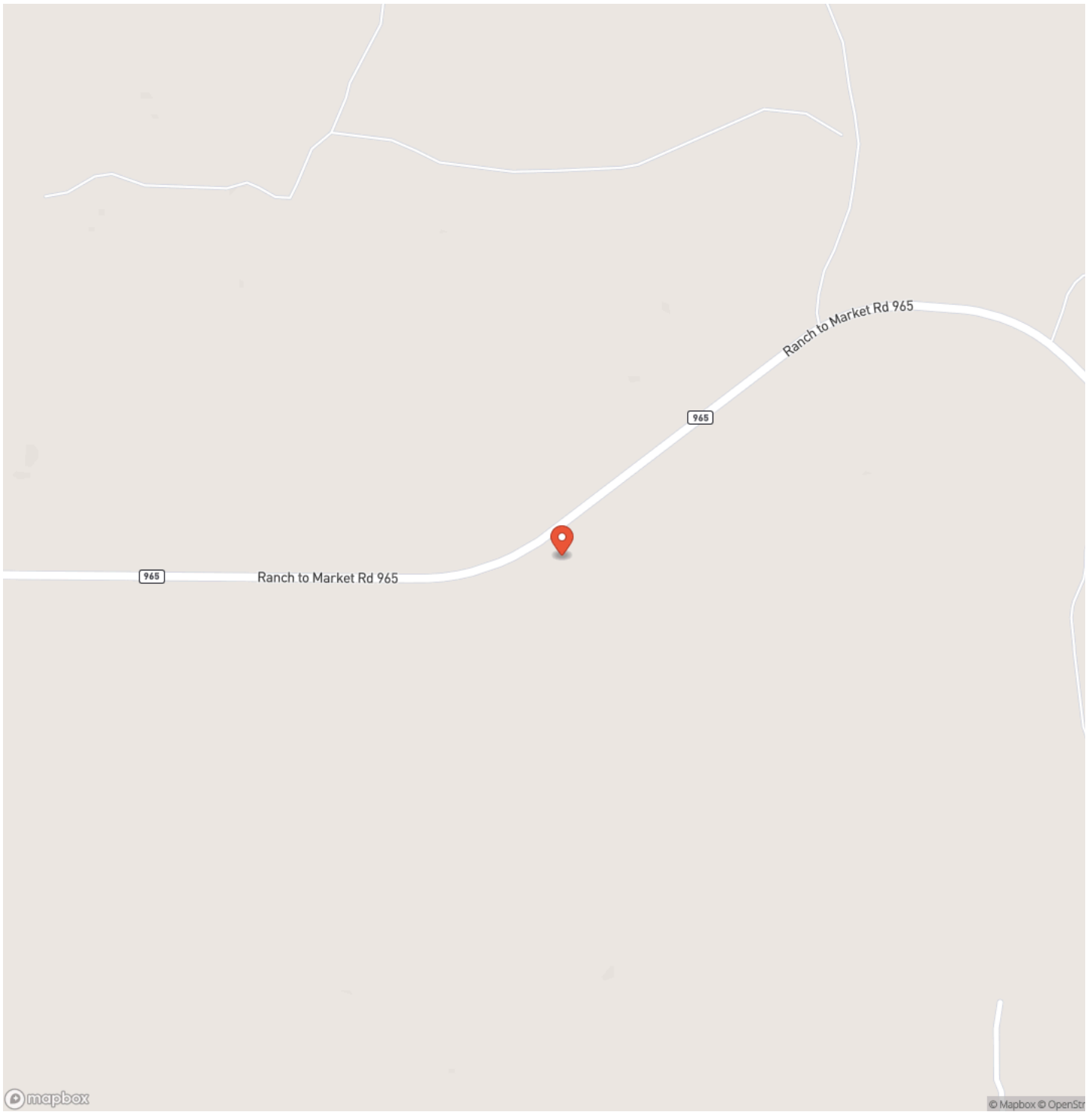
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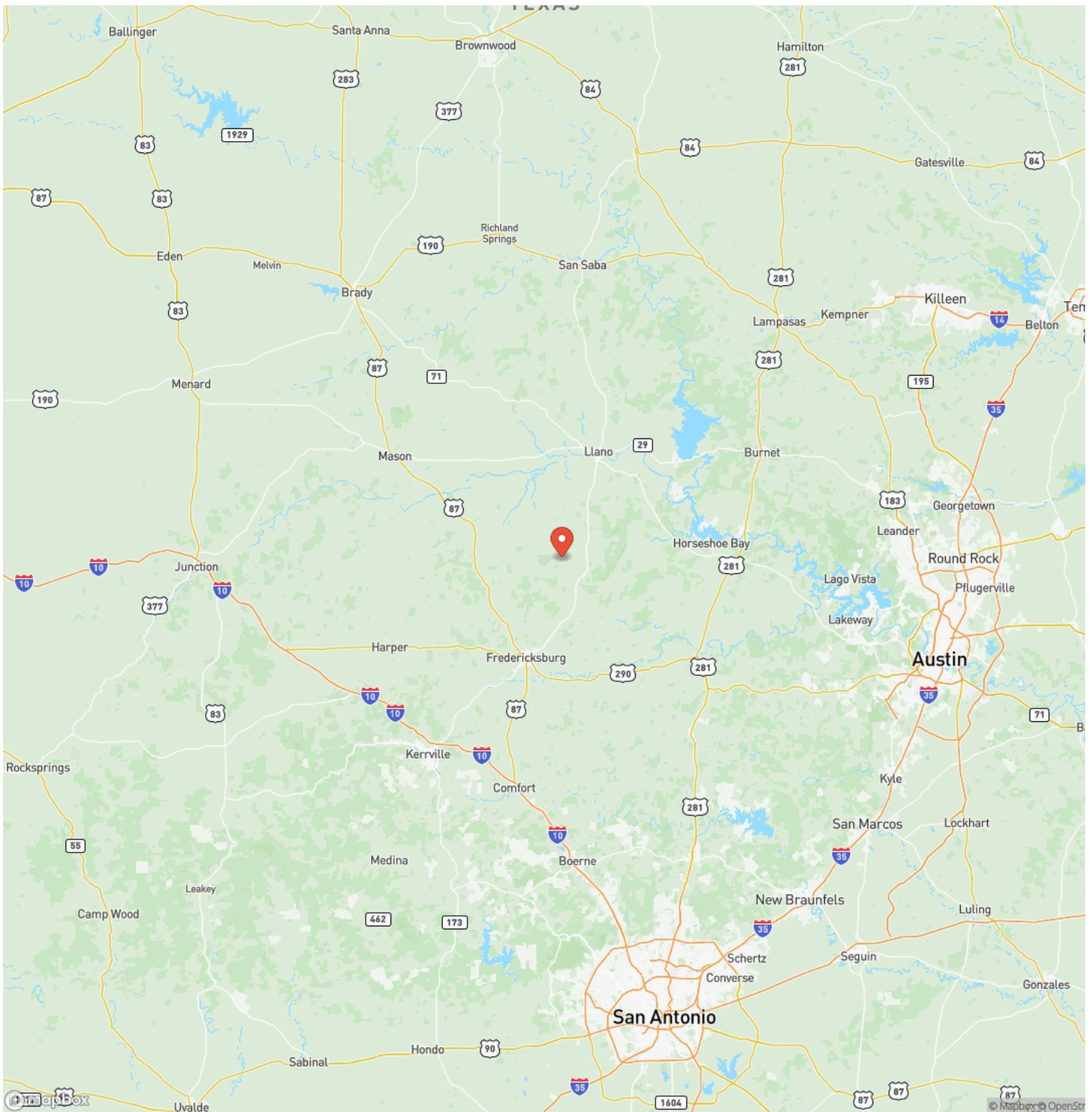
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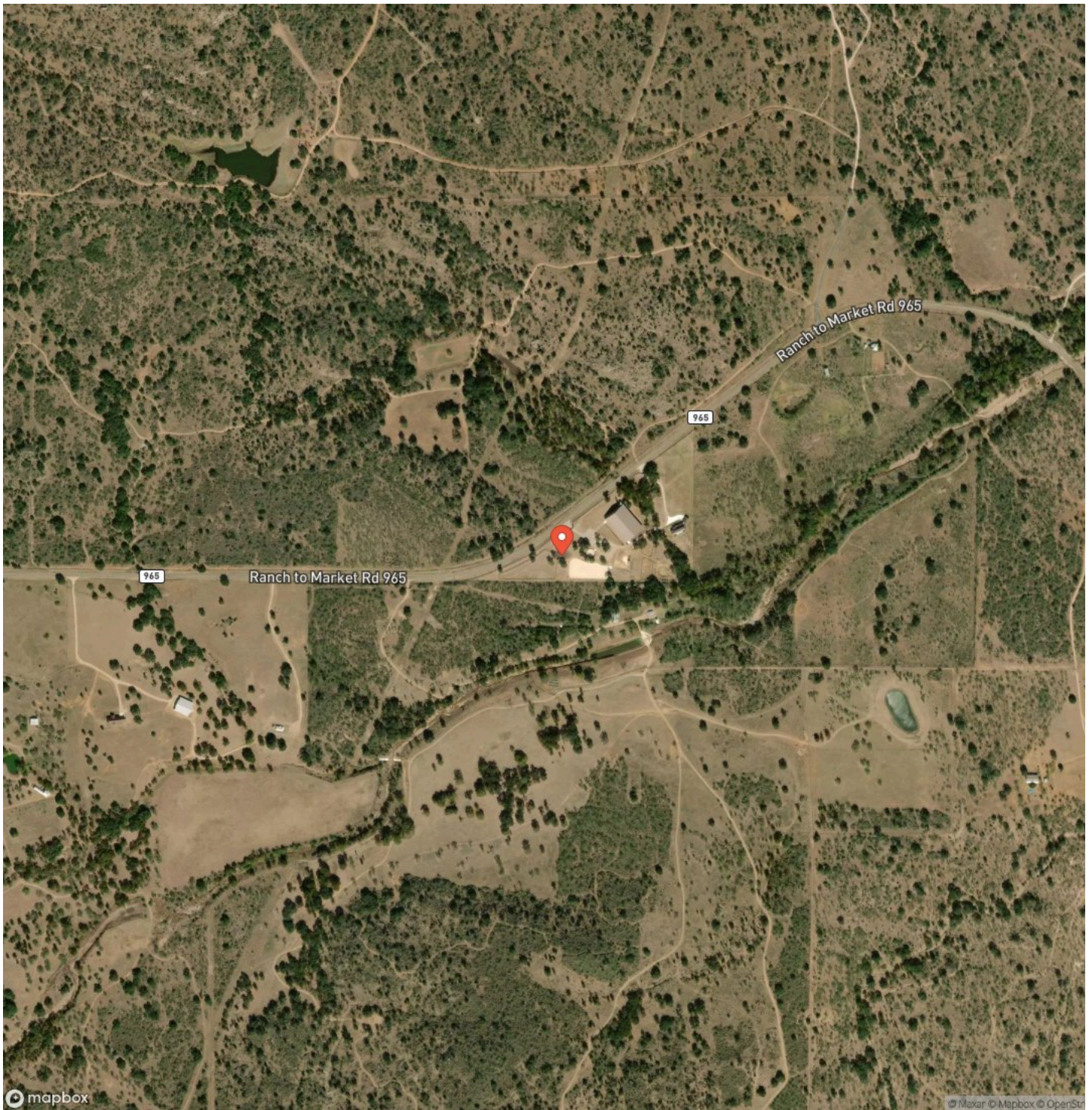
Locator Map



Locator Map



Satellite Map



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