

# CENTURY 21<sup>®</sup>

Judge Fite Company



## LOT 5 RM 1323

WILLOW CITY, TX 78675



\$904,358



1 acres

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## DESCRIPTION

Located in the quaint area of Gillespie County in Willow City. 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. 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. Deer, turkey, dove, some quail, and other native wildlife are plentiful. 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.

**PROPERTY TYPE:** Land - UnimprovedLand

**MLS STATUS:** Active

**MLS:** 5251174

**YEAR BUILT:**

**COUNTY:** Gillespie

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 09/15/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** GP

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 49.61

**LOT SIZE (SQFT):** 2,161,011

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Agricultural

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- WaterNotAvailable

**LISTED BY:** Monica Burton

## ADDITIONAL PROPERTY DETAILS

**PHONE:** 512.755.1761

**BROKERED BY:** Ranch Investments

**COMMUNITY:**

- None

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