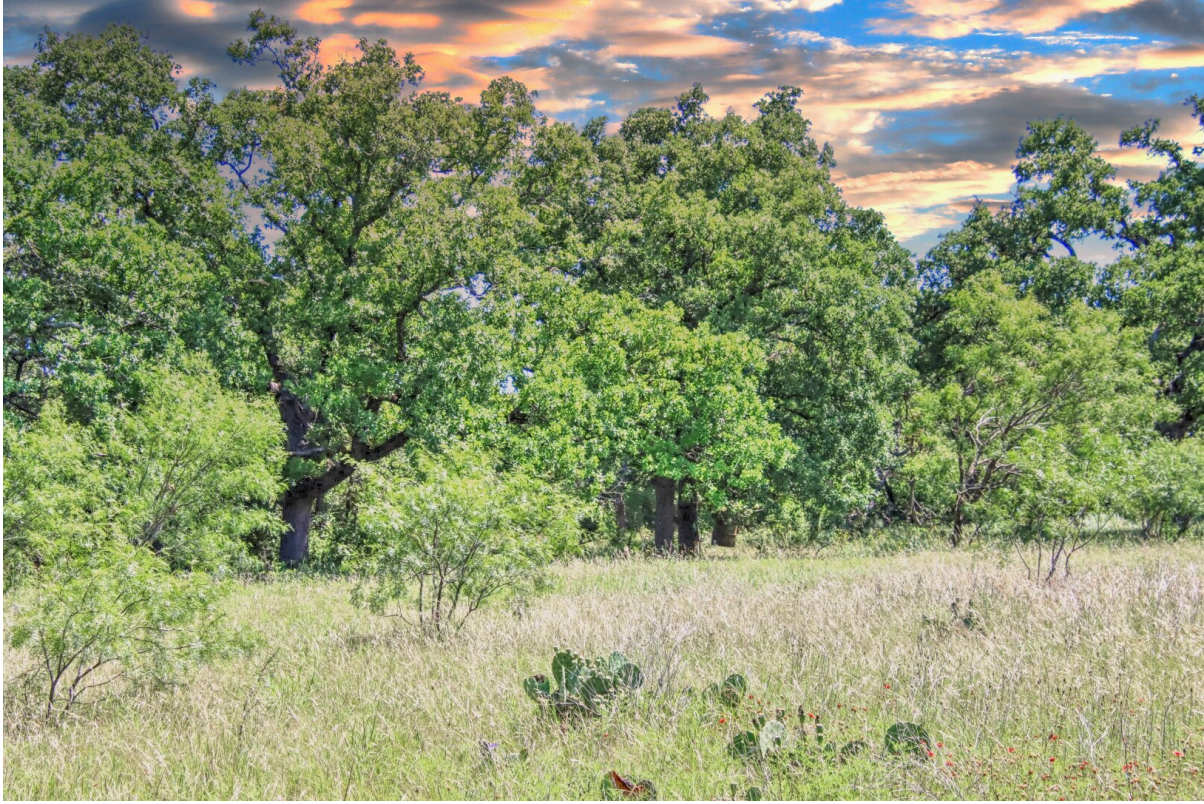


CENTURY 21[®]

Judge Fite Company



LOT 4 RM 1323

WILLOW CITY, TX 78675



\$908,362



1 acres

DESCRIPTION

Located in the quaint area of Gillespie County in Willow City this 49.91-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 not far 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. Being an old cattle ranch at one time most of the property does have coastal planted. 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. Deer, turkey, dove, some quail, and other native wildlife are plentiful on the property as well as a variety of native songbirds. 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 nice tract of land that offers a pretty meadow on the back that contains established coastal grasses. There are great home site locations under large Post Oak and Live Oak trees. The creek bottom provides a shady home site. You cannot see these pretty areas from the road.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 7102776
YEAR BUILT:
COUNTY: Gillespie
TRACT OR SUBDIVIION: None
LIST DATE: 09/12/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: GP
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 49.91
LOT SIZE (SQFT): 2,174,079

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Agricultural

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterNotAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Monica Burton

PHONE: 512.755.1761

COMMUNITY:
BROKERED BY: Ranch Investments
● None