

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 9475 FM 32, LOT 9

FISCHER, TX 78623



\$859,950



1 acres

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## DESCRIPTION

STUNNING VIEWS for miles. Lot 9 at Ranches at Canyon Crossing is part of a 234+/- acre, 16-lot gated luxury ranchette community nestled between Wimberley and Canyon Lake. With elevations reaching up to 1,200+ feet, the property offers breathtaking long distance views with excellent pond sites and grottos throughout the land. This community is thoughtfully crafted to deliver an exceptional ranch-living experience where natural beauty and luxury seamlessly come together. RanchesAt Canyon Crossing is a place where every detail complements the dramatic landscape, creating a distinctive and inviting lifestyle. The developer is deeply committed to preserving the natural character of the land. With an emphasis on responsible stewardship, the terrain is carefully cleared, and invasive species are removed to protect the native ecosystem. The result is a hand-curated ranchette development that spans more than 234 acres with an emphasis on conservation and quality. This is a rare opportunity to enjoy the tranquility and privacy of a low-density ranch community featuring 16 exclusive ranchettes, each ranging from 12 to 18 acres. An existing wildlife/AG valuation — supported by an emphasis on birds — helps ensure lower property taxes. Residents also enjoy paved roads and an impressive gated entrance that welcomes you into this exceptional community.

**PROPERTY TYPE:** Land - UnimprovedLand  
**MLS STATUS:** Active  
**MLS:** 9775617  
**YEAR BUILT:**  
**COUNTY:** Comal  
**TRACT OR SUBDIVIION:** Ranches at Canyon Crossing  
**LIST DATE:** 01/08/2026

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**800.451.8055**

**AREA:** CM  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 13.23  
**LOT SIZE (SQFT):** 576,298

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- NativePlants
- Private
- ManyTrees
- TreesMediumSize
- Views

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- Propane
- UndergroundUtilities

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- Gated

**LISTED BY:** Liam McArdle McArdle

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**BROKERED BY:** Compass RE Texas, LLC