

# \$2,500,000 - 1080 Box Canyon Trail, Willow City

MLS® #1386225

## \$2,500,000

0 Bedroom, 0.00 Bathroom,  
Farm on 89.30 Acres

F402-F402, Willow City, TX

1 MILLION GALLONS OF HIGH QUALITY WATER PER DAY FROM A SPRING FED WELL PRODUCING AT 700 GAL PER MINUTE! 89.03 acres - 13 miles North of Fredericksburg \*WELL is permitted for 29 million gallons a year. Studies indicate the SPRING IS OVER 1 MILLION YEARS OLD. Sandy Loam soil is ideal for vineyard or other agricultural needs. Turkey and Deer are plentiful. FANTASTIC VIEWS! VERY PRIVATE! 1951 era 3-2 home has been renovated, 2-car covered plus storage barn with electricity, cable and water. There is also a rumor of gold exploration on the property in the 1800s. This is being offered as a total turnkey property. It includes all house contents, firepit, furniture, John Deere tractor, bush hog shredder, deer stands, corn & protein feeders, hog trap, and 5 registered Santa Gertrudis cattle (Bull, two cow, two calves). There will be nothing to do when you buy this place except bring your clothes and enjoy country living.



## Essential Information

MLS® #	1386225
Price	\$2,500,000
Bathrooms	0.00
Acres	89.30
Type	Farm
Sub-Type	Ranch

Status Active

## Community Information

Address 1080 Box Canyon Trail  
Subdivision F402-F402  
City Willow City  
County Gillespie  
State TX  
Zip Code 78675

## Amenities

Utilities Cable Connected, Electricity Connected, Propane, Sewer Connected, Water Connected, Above Ground Utilities, Other  
View Hills, Trees/Woods, Pasture  
Waterfront Pond, See Remarks

## Interior

Heating Electric, Fireplace(s), Propane, Exhaust Fan, Hot Water

## Exterior

Lot Description Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Agricultural, Sprinklers Partial

## School Information

District Fredericksburg ISD  
Elementary Fredericksburg  
Middle Fredericksburg  
High Fredericksburg (Fredericksburg ISD)

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