

\$2,750,000 - Tbd Granite Lake Trail, Fredericksburg

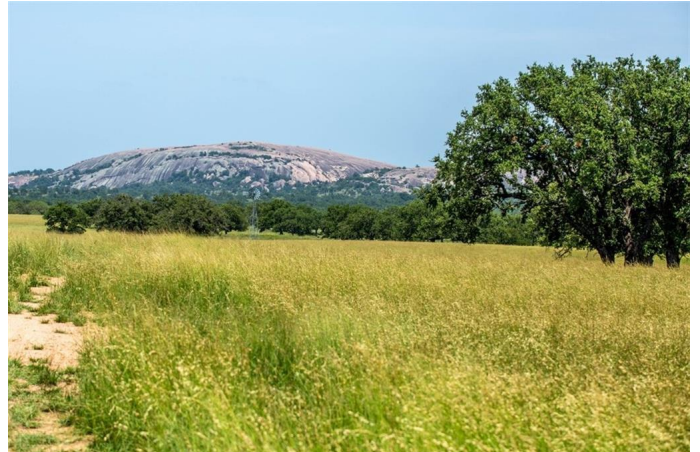
MLS® #5997538

\$2,750,000

0 Bedroom, 0.00 Bathroom,
Farm on 40.43 Acres

Enchanted Vistas, Fredericksburg, TX

Granite Sky Ranch is an immaculate property in the shadow of Enchanted Rock. Only one other parcel separates it from the State Park, providing a breathtaking view of this Texas landmark. Nestled in the back of a gated community, this ranch provides you with the privacy to build the home of your dreams at the strategically placed homesite overlooking a pond with Enchanted Rock as its backdrop. You will not understand the true beauty of this property until you see it in person. The 40.43 acres consist of gently rolling terrain, a blend of Live Oak and Post Oak trees, and improved grasses (Klein Grass and Willmanâ€™s Love Grass) that provide an extraordinary landscape. This property has been meticulously maintained with no cactus, mesquite, or cedar present. A stocked pond is located just below the homesite providing a water source for wildlife and excellent recreational fishing. A crushed granite road is in place from the gate to the homesite and includes large culverts across the drainage that leads to the pond. All fences are in excellent condition and ready to hold any livestock. There is also a set of pipe rail working pens in the SW corner. 3-Phase electricity runs underground to the homesite. Two water wells are in place on the property. The main well located near the homesite is approximately 300 feet deep and produces 10 GPM. Light deed restrictions apply to the subdivision including 800 sq. ft. minimum size requirements and site-built homes only. The



property is currently qualified under the
Agricultural tax valuation via cattle grazing.
2021 estimated taxes are \$41.

Essential Information

MLS® #	5997538
Price	\$2,750,000
Bathrooms	0.00
Acres	40.43
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd Granite Lake Trail
Subdivision	Enchanted Vistas
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity Connected, Underground Utilities, Water Connected
View	Hills, Panoramic
Waterfront	Pond

Exterior

Lot Description	Rolling Slope, Trees Large Size, Views
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