

PEDERNALES RIVER RANCH

32± Acres | Gillespie County, Texas



CAPITAL
RANCH SALES

830-387-4076 | info@capitalranchsales.com | capitalranchsales.com



HIGHLIGHTS

LOCATED ALONG THE 290 WINE TRAIL

1,400± FT OF PEDERNALES RIVER FRONTAGE

SCENIC RIVERBANK LINED WITH PECAN TREES

OPEN PASTURE, VEGETATION, & WILDFLOWERS

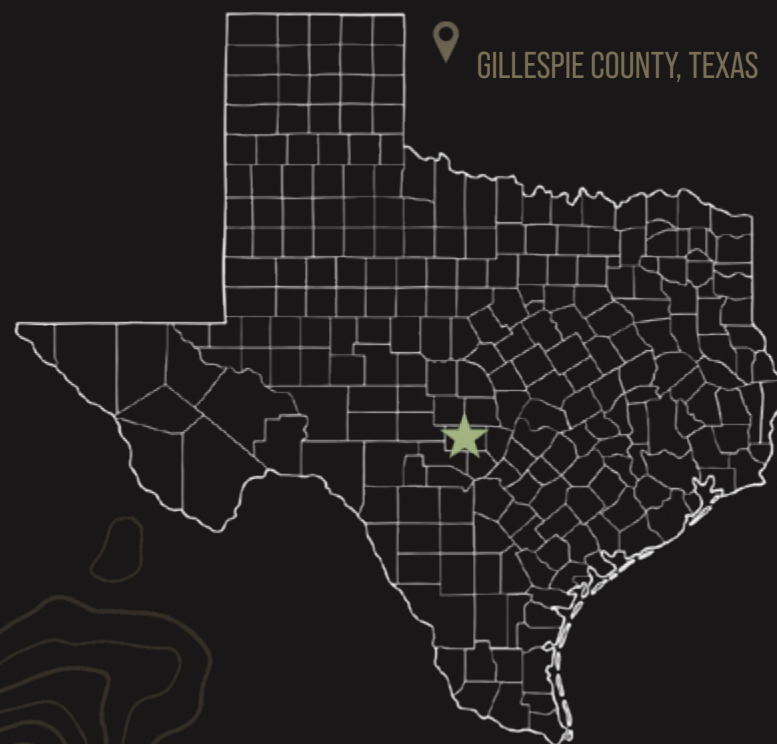
ABUNDANT WILDLIFE

NEW WATER WELL & UNDERGROUND ELECTRIC

STRONG RECREATIONAL & INVESTMENT POTENTIAL

OVERVIEW

Pedernales River Ranch presents the opportunity to own premier riverfront property in the heart of Fredericksburg's renowned Wine Country. With significant Pedernales River frontage, scenic Hill Country views, and a highly desirable location along Highway 290, the property offers a unique blend of natural beauty and accessibility. Well suited for a private retreat, recreational use, or future investment, this ranch captures the appeal of one of Central Texas' most sought-after regions.

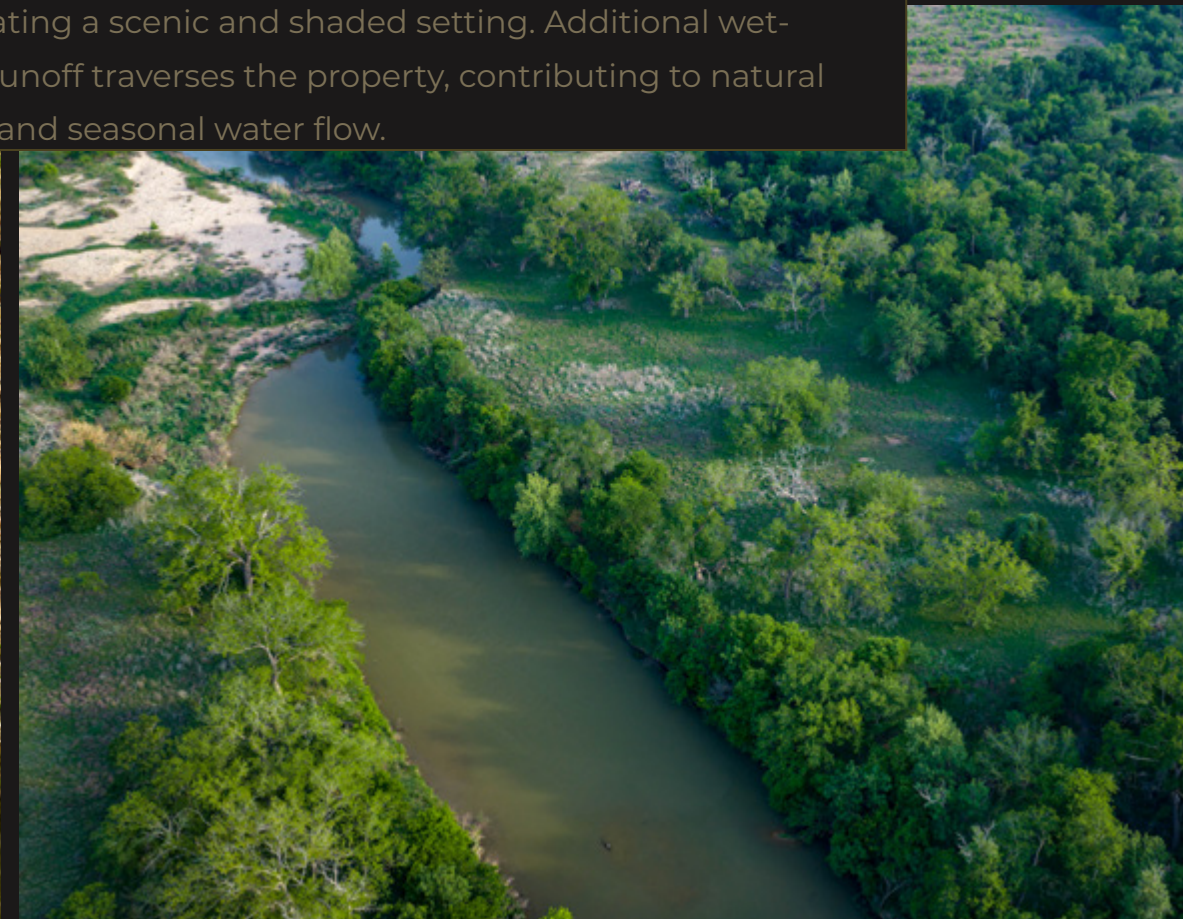




WATER FEATURES

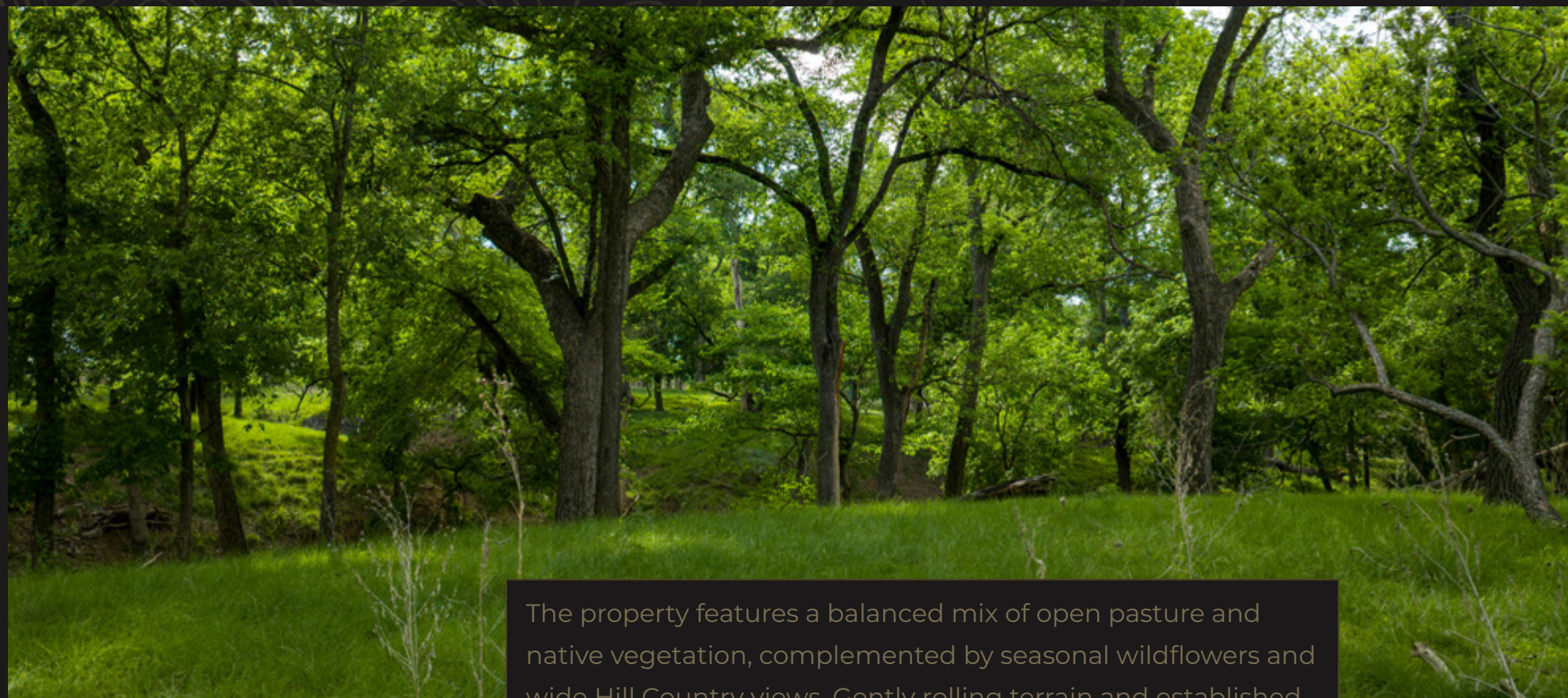


The ranch offers 1,400± feet of Pedernales River frontage, providing direct access to one of the Hill Country's most sought-after live water features. The river is lined with mature pecan trees, creating a scenic and shaded setting. Additional wet-weather runoff traverses the property, contributing to natural drainage and seasonal water flow.

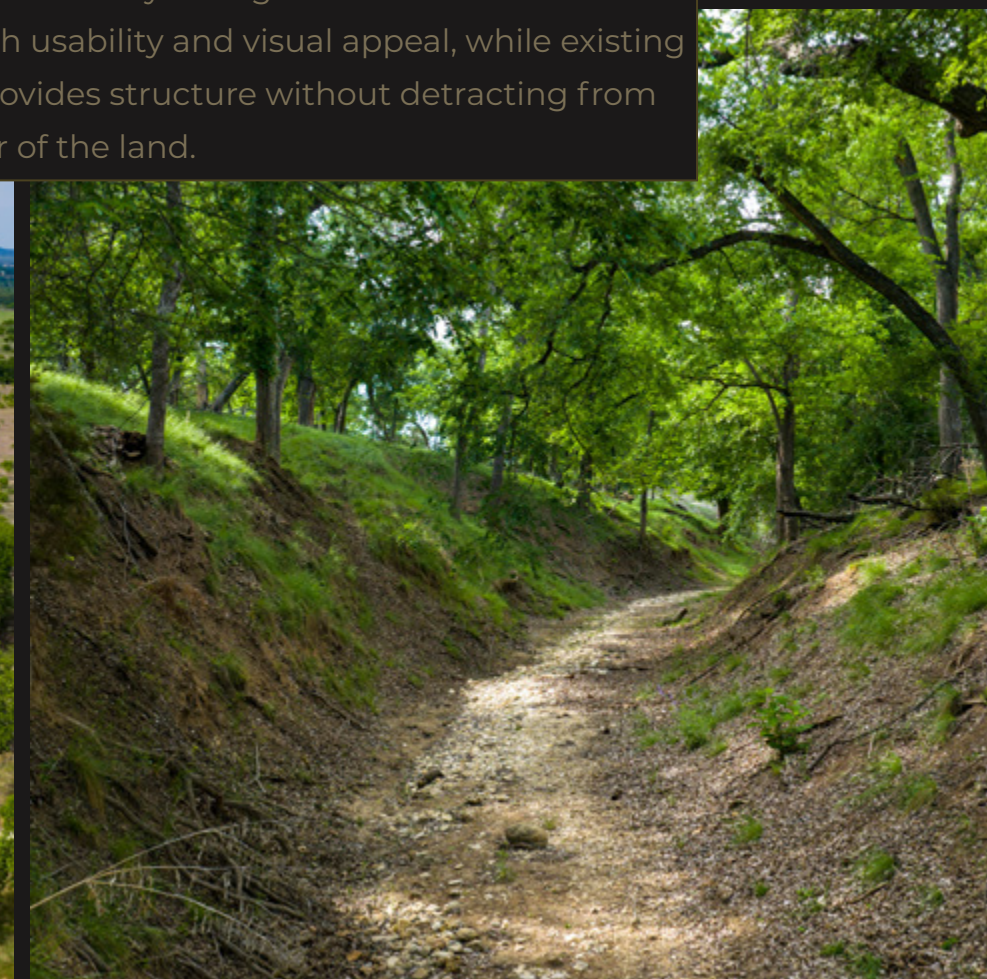




LANDSCAPE



The property features a balanced mix of open pasture and native vegetation, complemented by seasonal wildflowers and wide Hill Country views. Gently rolling terrain and established tree cover create both usability and visual appeal, while existing boundary fencing provides structure without detracting from the natural character of the land.

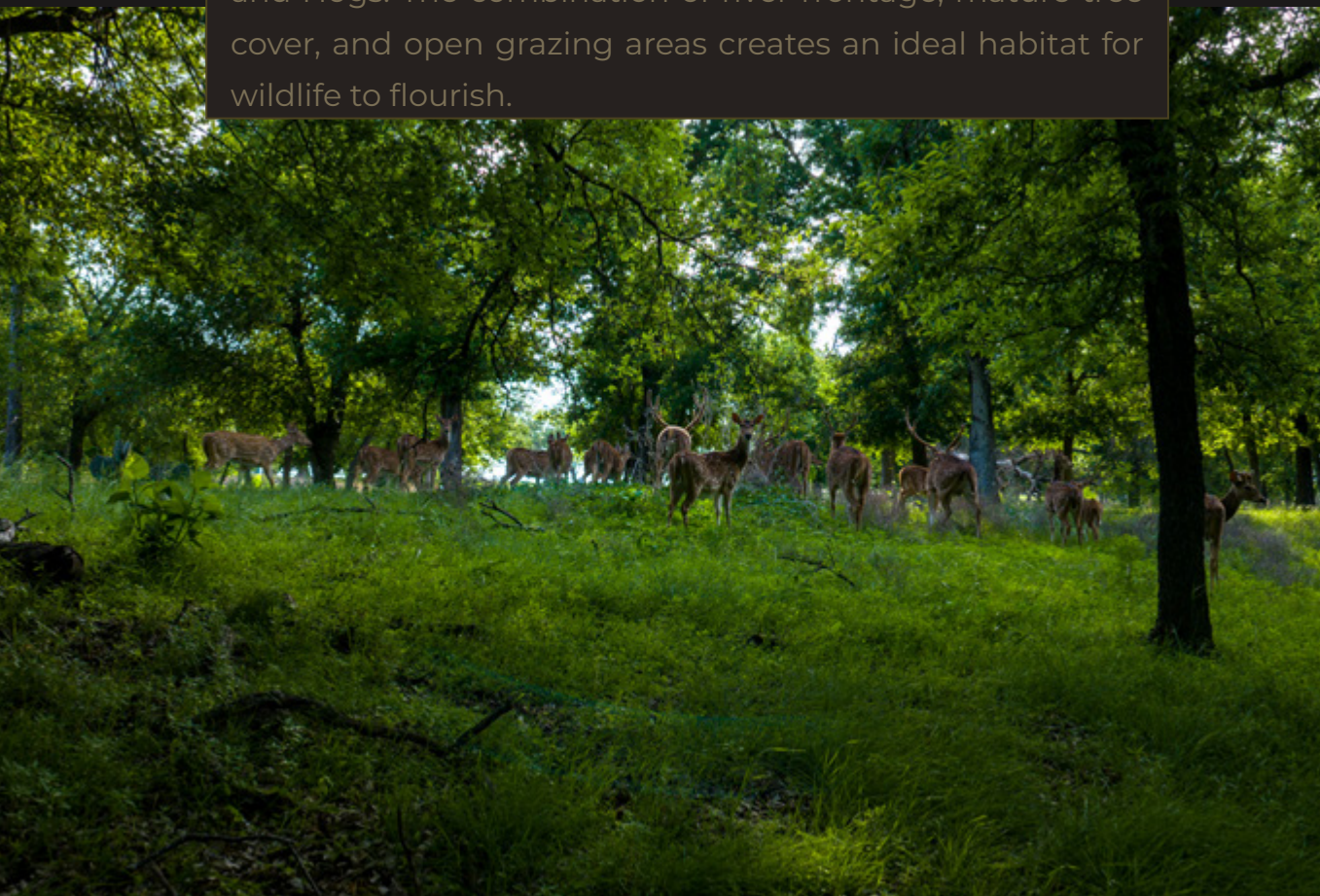




WILDLIFE



A strong population of native and exotic wildlife is supported by the property, including Whitetail Deer, Axis Deer, Turkey, and Hogs. The combination of river frontage, mature tree cover, and open grazing areas creates an ideal habitat for wildlife to flourish.







BRIDGET CHAPMAN

ROCKPORT, TX

 830-234-7141

 Bridget@capitalranchsales.com



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SARAH FRANKLIN

VP BRANCH MANAGER

830-570-1784 | SFranklin@TexasFCS.com



JANAE BRAUNE

RELATIONSHIP MANAGER

830-480-9829 | JBraune@TexasFCS.com



TexasFarmCredit.com/Pleasanton