

**Hill Country Retreat**  
5585 RR 965  
Fredericksburg, TX 78624

**\$499,950**  
9.090± Acres  
Gillespie County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**



**Hill Country Retreat**  
**Fredericksburg, TX / Gillespie County**

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**SUMMARY**

**Address**

5585 RR 965

**City, State Zip**

Fredericksburg, TX 78624

**County**

Gillespie County

**Type**

Undeveloped Land, Residential Property, Ranches, Single Family

**Latitude / Longitude**

30.3524 / -98.8511

**Taxes (Annually)**

10

**Acreage**

9.090

**Price**

\$499,950

**Property Website**

<https://moreoftexas.com/detail/hill-country-retreat-gillespie-texas/48614/>



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## Hill Country Retreat Fredericksburg, TX / Gillespie County

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### **PROPERTY DESCRIPTION**

This amazing 9 acre tract is located in the heart of the Texas Hill Country, and only a few miles north of Fredericksburg and 5 minutes from The Boot Ranch Golf Course. While dining, shopping, and entertainment are just minutes away, the property sits privately nestled off of Ranch Road 965 with plenty of cedars and oaks offering both seclusion and aesthetics. A wet weather creek featuring a peaceful and unique “swimming hole” runs across the property and draws in a variety of wildlife. The vegetation has been strategically cleared and mulched and numerous optional homesites are available. This stunning property offers something for everyone--outstanding views of both the Texas Hill Country rolling hills and open fields, active wildlife habitats, mature cedar and oak trees, privacy and convenience, and nearby recreational options. Properties such as this one do not become available often. With an ag exemption already in place, don't miss this opportunity to turn this versatile property into a weekend retreat or your forever home in the breathtaking Texas Hill Country!

Call Beth Carter at [210-365-6305](tel:210-365-6305) to schedule a showing!



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## Locator Map

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## Satellite Map

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## Hill Country Retreat Fredericksburg, TX / Gillespie County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Beth Carter

## Mobile

(210) 365-6305

## Office

(830) 393-0571

## Email

bethc@mossyoakproperties.com

### Address

1612 Railroad St

## City / State / Zip

Floresville, TX 78114

## NOTES

[illegible]

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties of Texas**

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