

±396 ACRES IN HILL COUNTRY

Ranch + Hunting Land

SALE



FORMATION
REAL ESTATE

65 & 1023 Miles Ln

Harper, TEXAS

EXCLUSIVELY MARKETING BY

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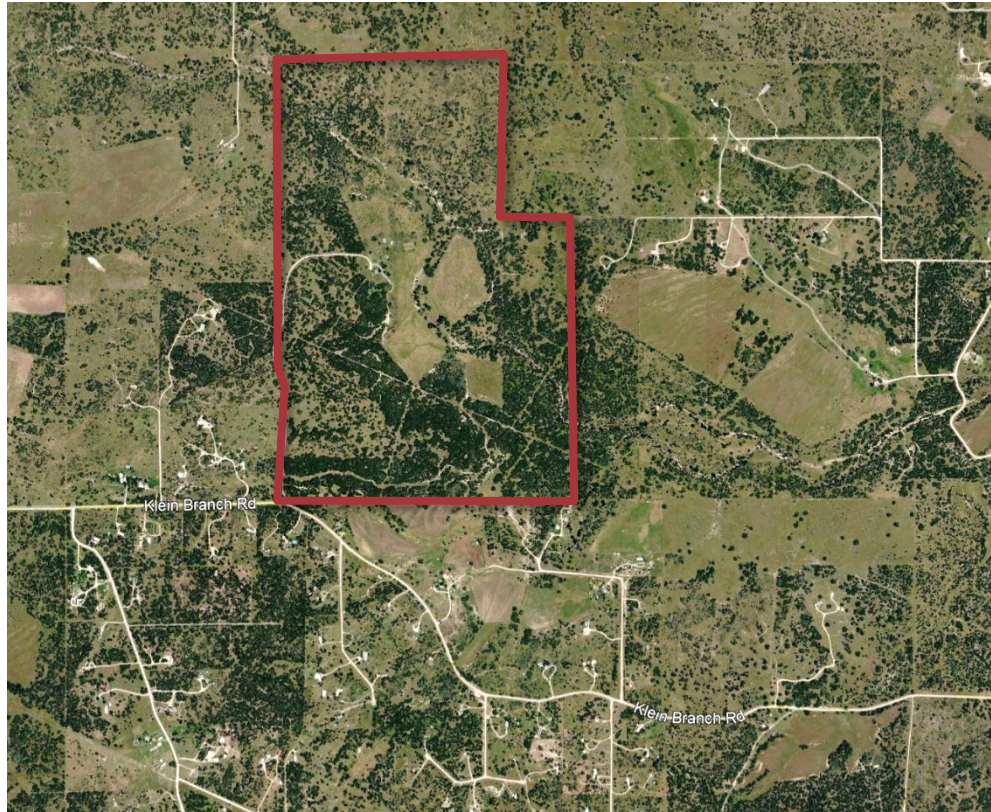
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PROPERTY SUMMARY & FEATURES



Total Acreage	±396 Acres
Price	\$3,800,000 (\$9,595/Acre)
Tax Status	Ag Exempt
Water	(2) Water Wells, Seasonal Creek
Fencing	Low Fence
Improvements	Farmhouse, Barn, Feeders, Blinds
Wildlife	Whitetail, Axis, Rio Grande Turkey
Encumbrances	No Oil & Gas Lines, No Transmission Lines

±396 Acres | Ranch & Hunting Land, Gillespie County

Miles Lane sits at the Gillespie/Kerr county line, 23 miles west of Fredericksburg on US-290 and under five miles off I-10. Live oak and post oak cover with open grass between the mottes, old tillable fields, and a caliche ranch road running back from a stone entry gate. Elevation change across the tract leaves several places to put a house without giving up the hunting ground.

Nothing crosses it. No pipelines, no transmission towers, so homesites and fence lines are not planned around somebody else's easement. Game camera footage shows whitetail, free-ranging axis and Rio Grande turkey hitting the same feeders. Bobcat and coyote both work the property. Improvements are an older farmhouse and a metal barn, with feeders and blinds already set. First time available in almost 50 years.

Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

PROPERTY PHOTOS

FOR SALE



PROPERTY PHOTOS

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PROPERTY TRAILCAM PHOTOS

FOR SALE



PROPERTY MAP

FOR SALE



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