



Double B Ranch & Resort

887+/- Acres

Kerrville/Harper

Gillespie County, Texas

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KELLER WILLIAMS REALTY
LUXURY • FARM • RANCH



Approximately 887 acres of the most breathtakingly spectacular hunting ranch/corporate retreat/guest camp in Texas! Beautiful rolling hills covered with massive oaks, three flowing creeks set against spectacular limestone bluffs with four superbly constructed concrete dams creating a magical water wonderland with roughly 600 acres enclosed by an 8 foot game fence.



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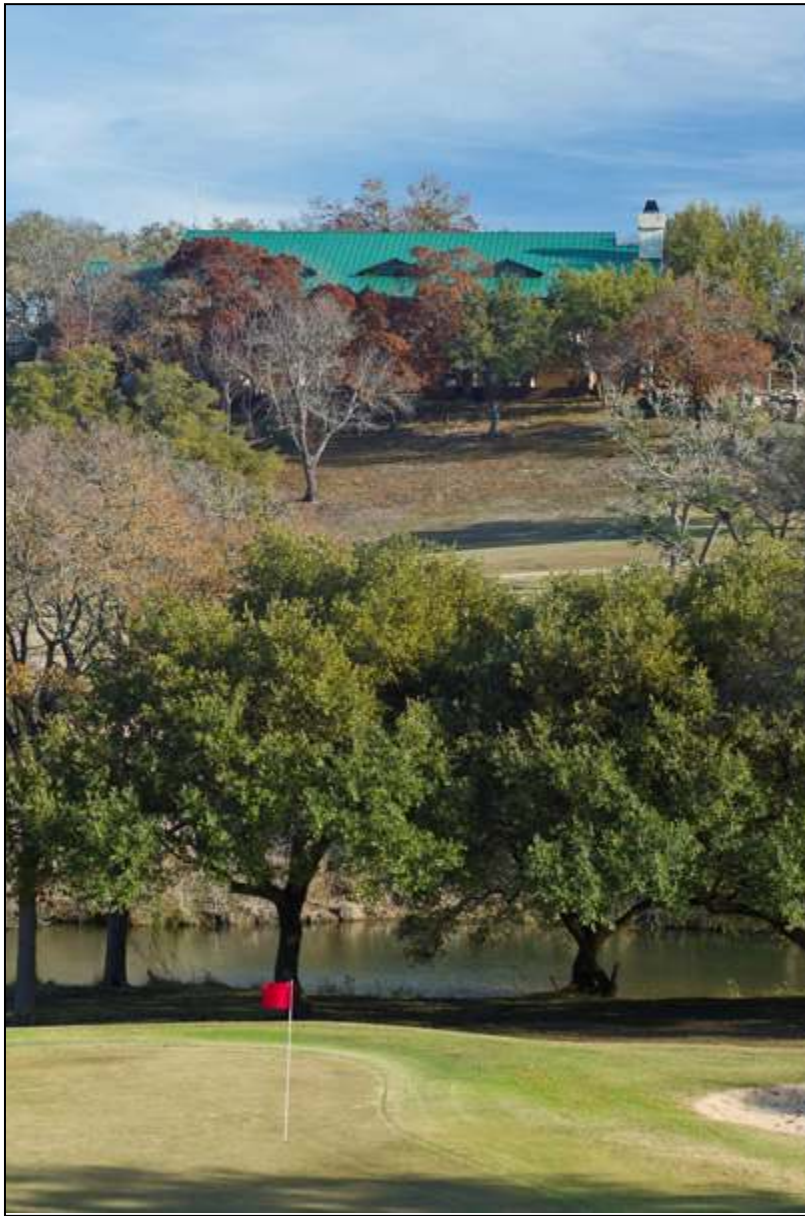


Improvements are mind numbing in scope and include a ± 4800 sf (per GCAD) main home on central lake; $\pm 10,000$ sf (per GCAD) guest lodge overlooking two lakes and a complete 18 hole golf course with concrete cart paths plus pro shop and cart barn; ± 5600 sf (per GCAD) pavilion overlooking 4th smaller lake; ± 1600 sf (per GCAD) foreman's house on lower lake; hunter's cabin; two guest cabins; 16 stall horse barn with arena and round pens; plus several large equipment barns and labor quarters.

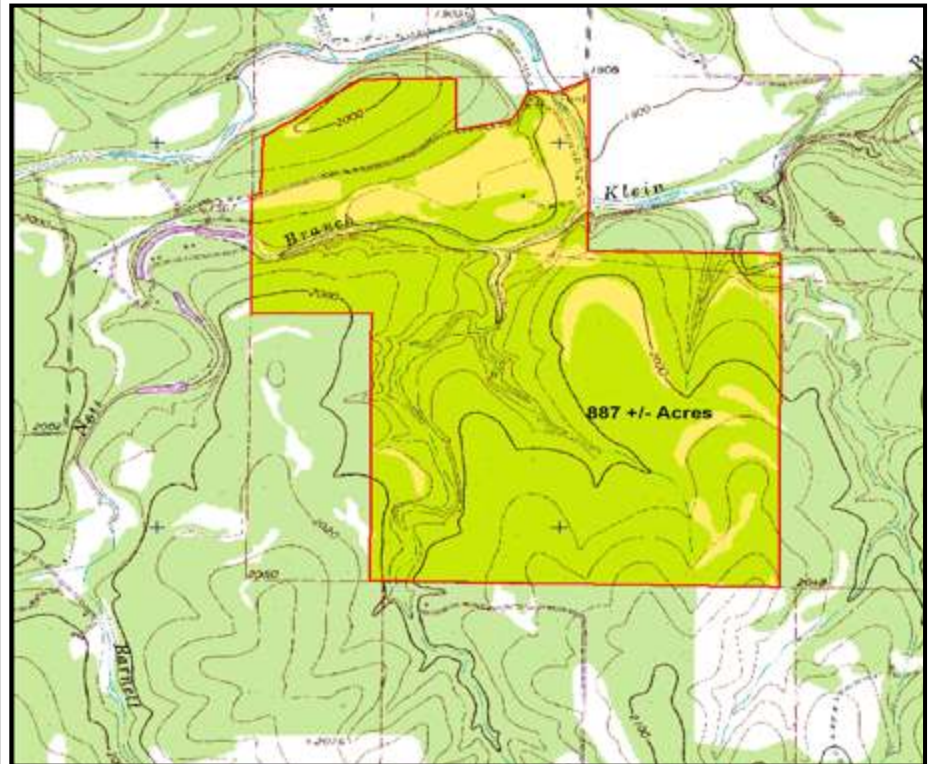
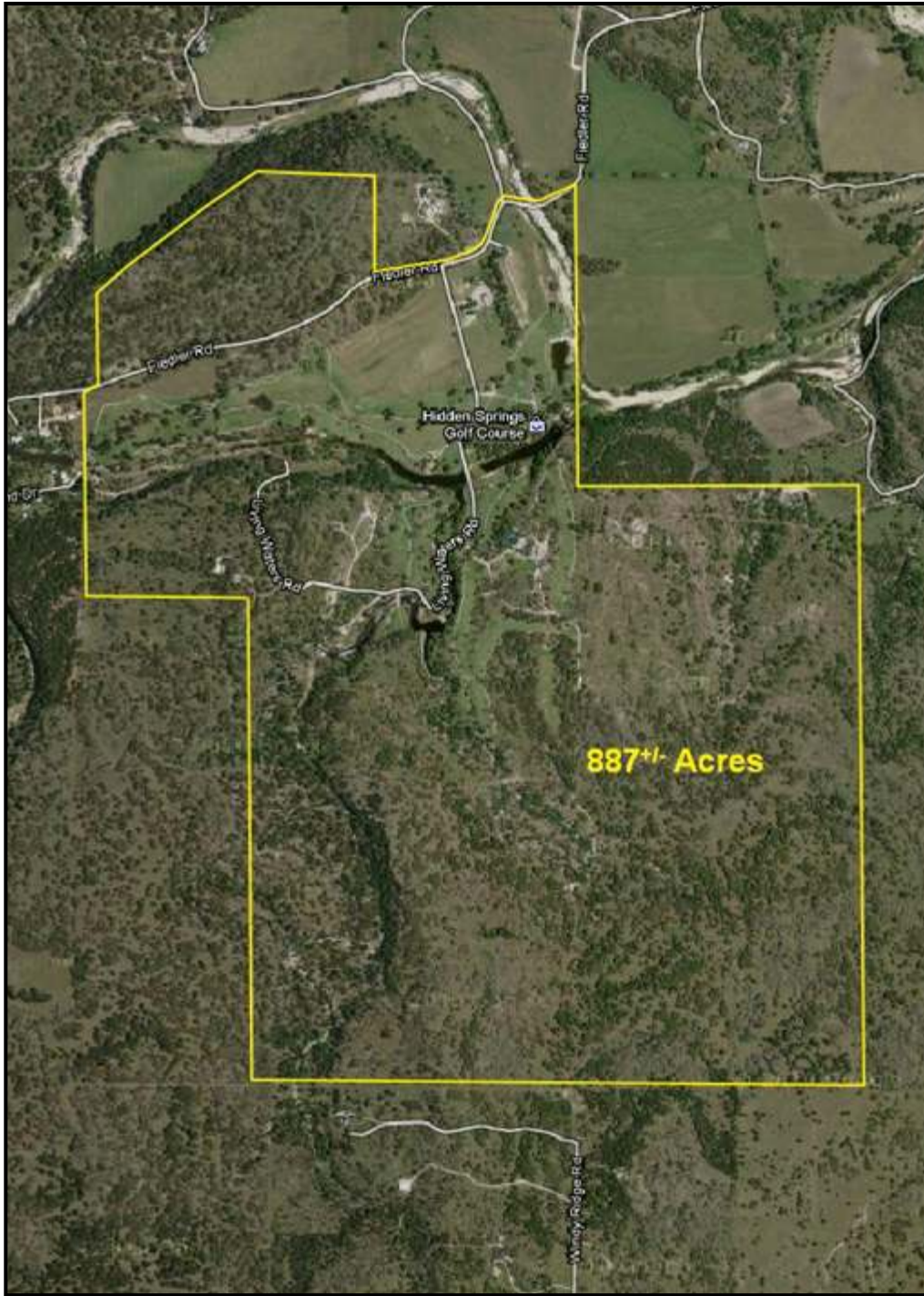




The Double B Ranch & Resort
Offered at \$8,500,000



The property fronts Fiedler Road, a Gillespie County paved road and is only a short 15 minute drive from Kerrville and less than 20 minutes to Fredericksburg in the heart of the Texas Hill Country.

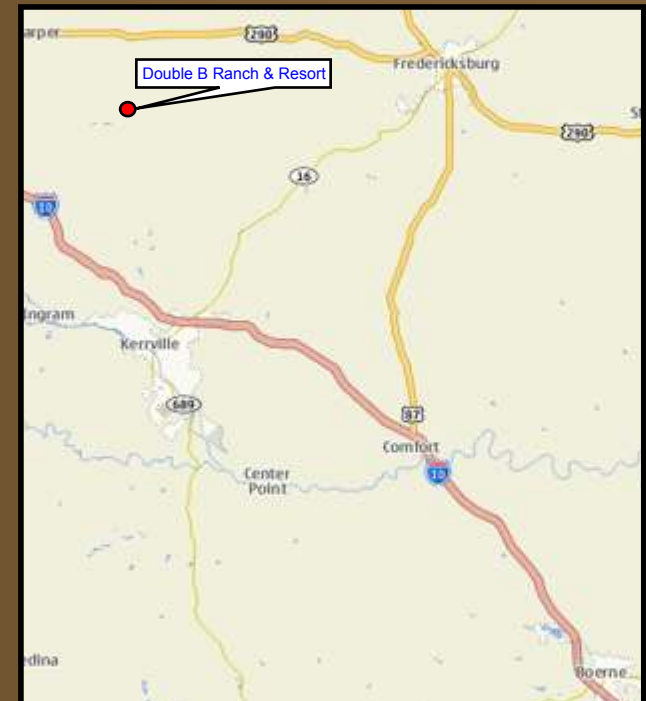


Double B Ranch & Resort

225 Living Water Ranch Road
Harper, Gillespie County, Texas
Offered at \$8,500,000

MLS# 924538

- 887+/- Acres
- Hunting Ranch/Corporate Retreat/Guest Camp
- 18 Hole Golf Course
- ±4,800 sf Main House (per GCAD)
- ±10,000 sf Lodge (per GCAD) 7 bed/7bath + lobby facilities
- Foreman's House, 2 Guest Cabins, Labor Quarters
- Pro Shop, Cart Barn, 16 Stall Horse Barn, Arena, Equip Barns
- 3 Flowing Creeks, 4 lakes, numerous small ponds
- ±15 Minutes to Kerrville/ less than 20 min to Fredericksburg
- Harper School District
- Total taxes = \$39,046 Land is Ag Exempt



Keller Williams Realty Luxury/Farm & Ranch

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