

\$10,250,000 - 6476 E Us Highway 290, Fredericksburg

MLS® #1665020

\$10,250,000

3 Bedroom, 2.00 Bathroom, 1,938 sqft
Farms and Ranches on 136.00 Acres

N/A, Fredericksburg, TX

The Eureka Thoroughbred Farm is an iconic piece of Fredericksburg history situated on 1,400+/- ft of Highway 290 frontage and 136+/- acres. A turn-key breeding and training facility, Eureka is truly nestled within the highly sought-after Texas Wine Country. **WATER WELLS** Eureka Thoroughbred Farm boasts 3 impressive water-wells. One provides water to the home and barn dwellings, while the other is non-operational, however located closer to the Highway 290 line. Lastly, you'll find the irrigation well that produces roughly 200 GPM. Additional water-well information available.

MAIN HOME On the property, the main home consists of approximately 1,938+/- SQFT and features a charming, quaint, Hill Country style feel. Inside, you'll find 3 bedrooms, 2 bathrooms, an open-living kitchen that leads you into a cozy living space with a large, gas fireplace, and stained concrete floors.

Beautiful stonework details the home throughout in addition to its tall ceilings, and metal roof. The front patio overlooks the farm's paddocks, perfect for morning coffee while watching your horses or livestock enjoy the Fredericksburg sunshine. **COVERED**

ARENA Adjacent to the "stud barn," Eureka's (approx.) 150' x 250' covered arena is a horseman's dream, especially during the summer months when you're trying to beat the heat during training. Every corner of the arena features a water source. Additionally, every corner of the arena also features an individual turnout pen used for breeding purposes. Sand



footing. **STUD BARN** Eureka's professional "stud barn" is home to 14 stalls equipped with moveable inner-walls to allow a fully customizable dimension depending on your needs. These uniquely designed stalls allow for either stud management or broodmare foaling purposes. Each stall can be closely monitored with security cameras already in-place, and you'll also find gravity-fed automatic water systems throughout. The barn is accessed via 6, large garage doors as well as 4 hangar-style side doors which give the barn adequate breeze all year long. A tack room with a washer, dryer, and sink, a wash rack with heated water, a veterinary supply room, half-bath, and the barn manager's office complete this impressive structure. Last but not least, there are two apartments located above the horse operation ideal for employees. One apartment is a 1 bedroom, 1 bathroom, while the other is a 2 bedroom, 1 bathroom.

MAIN BARN Eureka's main horse barn consists of 20, 12x13 stalls all containing the same gravity automatic water system like the "stud barn." You'll also find a (approx.) 60-foot hot-walker underneath the same roof. The hot-walker features its own watering system which allows you to dampen the footing prior to exercise.

HAY BARN The property boasts a large, covered hay-barn with equipment bays for tractors, ATV's, manure spreaders, and more. For convenience, the structure is situated in the heart of the action.

OTHER FEATURES Additionally, Eureka contains a 5/8-mile race track for practice and training purposes.

Turn-out galore with 11 paddocks and 4 additional pens. Each paddock and turnout does feature its own automatic water system. The property itself is 136+/- acres out of a 176.2+/- acre tract that has had the same owner for 20+ years. The final property boundary will be located by a new survey prior to closing.

Built in 2003

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1665020
List Price	\$10,250,000
Sale Price	\$9,700,000
Sale Date	September 27th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,938
Acres	136.00
Year Built	2003
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	6476 E Us Highway 290
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features	Additional Structures, Barn, Cross Fenced, Detached Quarters, Exterior Lighting, Feed Barn, Fenced, Holding Pen, Horse Stalls, House, Hay Barn, Loafing Shed, Mare Barn, Outdoor Arena, Sprinkler System, Storage Building, Tractor Shed, Workshop
Lot Description	Ag Exempt, Cleared, Pasture
Construction	Frame

School Information

District	Fredericksburg ISD
Elementary	Call District

Middle
High

Call District
Call District