

\$6,250,000 - 330 Minor Threat Ln, Fredericksburg

MLS® #1685860

\$6,250,000

4 Bedroom, 4.00 Bathroom, 2,761 sqft
Farms and Ranches on 62.00 Acres

N/A, Fredericksburg, TX

Modern Hill Country Winery Compound featuring a full-scale production winery, tasting room, restaurant, contemporary homestead, and cabin completely encircled by mesmerizing, unobstructed long-range views. Rooted upon 62+ undulating acres featuring a staggering 30+ mile, 360 degree hilltop view, planted vineyard and native, unimproved level acreage in the thriving Hill Country AVA, just about a 15-minute scenic drive to the historically rich and charming market town of Fredericksburg. Perched at 1860', is an enchanting wine study, intimate dining restaurant with commercial kitchen and meeting space, architecturally engaging 4 bed, 3.5 bath hill country transitional homestead buffered by 2 pools, a home gym, and detached 2 car garage workshop. Thoughtfully sited below the terraced hill stands a 5400 sf wine maker's facility with enclosed office and privately situated 2 bed, 2 bath foreman's residence. The total offering presents unlimited use applications and exponential revenue opportunities. Ag-exempt, sans deed restrictions, and miles from city limits. Additional Acreage available and equipment negotiable.

Built in 2018

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1685860



List Price	\$6,250,000
Sale Price	\$5,500,000
Sale Date	August 24th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,761
Acres	62.00
Year Built	2018
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

Community Information

Address	330 Minor Threat Ln
Subdivision	N/A
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Utilities	Electricity
-----------	-------------

Exterior

Exterior Features	Additional Structures, Barn, Detached Quarters
Lot Description	Ag Exempt, Cultivated

School Information

District	Fredericksburg ISD
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg