

# \$2,600,000 - 817 Hideaway Ridge Ln, Doss

MLS® #1698499

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## \$2,600,000

3 Bedroom, 3.00 Bathroom,  
Farms and Ranches on 92.27 Acres

N/A, Doss, TX

**DESCRIPTION:** A picturesque sanctuary just outside of Fredericksburg with a stunning 3-bedroom ranch-style home overlooking a private spring-fed lake. This remarkable property also features two additional rental homes, is fully high fenced and boasts a thriving wildlife population. Offering easy access, breathtaking views, and abundant opportunities, this remarkable property is a dream come true, whether you seek a permanent residence, an idyllic retirement haven, or a profitable investment.

**LOCATION:** 34.3 miles from I-10 in Kerrville up FM 783 to Harper. Continue up FM 783 North to Doss Spring Creek Rd on the right. Go approximately 2.3 miles on Doss Spring Creek Rd then turn left onto Hideaway Ridge Lane. The property is .8 miles down the road on the left. 50 minutes to Kerrville, 30 minutes to Fredericksburg, 1 hour 40 minutes to San Antonio, 2 hours 10 minutes to Austin.

**IMPROVEMENTS:** Gorgeous 3 bed 3 bath 2,853 sq ft ranch style home sitting on a bluff overlooking a private spring fed, deep lake. Additionally, this property offers two charming rental properties, including a cozy 2-bedroom, 2-bathroom log home, and an inviting 3-bedroom, 1.5-bathroom two-story home. There is also a high fence garden/orchard in very productive blackland dirt and a long-range shooting range. The property is completely high fenced. There are three outbuildings for equipment or livestock protection. Water is piped throughout the property. There is a good



caliche road system throughout the ranch.

There are numerous ATV roads through the two big draws that run through the ranch. This is truly a great place to live or retire with good rental income and 20 mile views off the back porch. EQUIPMENT TO BE CONVEYED:

The following equipment may be available with the sale of the property: tractor/shredder, skid steer and numerous attachments, dump truck, John Deere lawn mower. WATER: One good water well provides water to the improvements. Beneath the main house is a gorgeous spring fed lake.

TERRAIN/HABITAT: About half of the property is open land with scattered trees. The remainder consists of two deep, rocky canyons draining through the entire ranch with large cedar elms lining a perfectly built rocky lined lake with a boat ramp. The upland has been cleared of all cedar and is cross fenced for pasture rotation. WILDLIFE: There is a whitetail herd with improved genetics, axis, sheep of all kinds, 4 zebras that may be sold separately, and a few blackbuck.

EASEMENTS: Access to the property is via a private road shared by a small number of owners, ensuring a tranquil and exclusive environment for you to enjoy. MINERALS:

Unknown. SUMMARY: Don't miss the opportunity to claim your own piece of heaven on earth. Whether you're seeking a permanent residence, a retirement retreat, or an investment opportunity with attractive rental income, this property offers it all. Revel in the stunning views stretching over 20 miles from your back porch and relish a lifestyle surrounded by natural beauty.

Built in 2016

## **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1698499

List Price	\$2,600,000
Sale Price	\$2,300,000
Sale Date	November 12th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Acres	92.27
Year Built	2016
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

### **Community Information**

Address	817 Hideaway Ridge Ln
Subdivision	N/A
City	Doss
County	Gillespie
State	TX
Zip Code	78618

### **Amenities**

Utilities	Other
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### **School Information**

District	Not Applicable ISD
Elementary	Not Applicable
Middle	Not Applicable
High	Not Applicable