

\$2,600,000 - 817 Hideaway Ridge Lane, Doss

MLS® #6806585

\$2,600,000

3 Bedroom, 3.00 Bathroom, 2,853 sqft
Farms and Ranches on 92.27 Acres

N/A, Doss, TX

DESCRIPTION: A picturesque sanctuary just outside of Fredericksburg with a stunning 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: 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.



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 ranch with large cedar elms lining a perfectly built rocky lined lake. 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.

Built in 2016

Essential Information

ListingFeed	abor_vow
MLS® #	6806585
List Price	\$2,600,000
Sale Price	\$2,300,000
Sale Date	November 13th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,853
Acres	92.27
Year Built	2016
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	817 Hideaway Ridge Lane
Subdivision	N/A
City	Doss
County	Gillespie
State	TX
Zip Code	78616

Amenities

Utilities	Electricity Connected
Features	See Remarks
Parking	None
View	Rural
Waterfront	Pond

Interior

Interior	Concrete
Appliances	Range, See Remarks
Heating	See Remarks
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	3
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Moderate Trees
Windows	See Remarks
Roof	See Remarks
Construction	Stone
Foundation	Slab

School Information

District	Doss Consolidated
Elementary	Doss Consolidated (Gillespie)
Middle	Doss Consolidated (Gillespie)
High	Doss Consolidated (Gillespie)