

# TK Ranch

GILLESPIE COUNTY, TEXAS

LIVE WATER  
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

# TK Ranch

Gillespie County, Texas

100 Acres | Listed Price: \$2,450,000



## Contact

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Nestled on the outskirts of Fredericksburg, Texas, heading north towards Llano, discover the rugged landscapes of the Texas Hill Country with scenic vistas here at the TK Ranch for sale in Texas. This 100-acre ranch is the crown jewel of the iconic Willow City Loop, Texas Hill Country region's most sought-after and least available area, as evidenced by the surrounding ranches. During a good spring wildflower season, the TK Ranch is ablaze with breathtaking Texas Bluebonnets. The ranch kicks off the scenic drive on the Willow City Loop, showcasing boots inverted atop the cedar-lined fence posts. The trail takes 13 miles of "take-your-breath-away" inspirational natural beauty with picturesque blue, yellow, and orange meadows.

This exceptional ranch offers a bold gated entrance guiding you to the secluded custom Hill Country home for those seeking to escape the hustle of urban life. Large native hardwoods, live oaks, and post oaks adorn the expansive 100 acres of native grasses and wildflowers. Once you arrive, you will wonder why you didn't get here sooner.







## Improvements

The TK Ranch was custom created with laid-back luxury woven throughout this architectural masterpiece. The 2,570 sqft Hill Country style ranch home is hidden within the canvas of the tree-lined foliage providing privacy within the ruggedly beautiful backdrop. Wrapping the home's exterior is Texas native stone, cedar posts, and vivid turquoise knotty alder doors. The home complements the vibrantly beautiful legendary Texas sunset. Witness the dramatic runway show of colors each evening as the pale blue skies are painted in hues of violets, oranges, reds, and yellows from the covered front porch, two back patios, or the panoramic views from the open floor plan of the interior.

The home's interior is as breathtaking as the star-studded night skies. Each piece of custom-made rustic furniture conveys as each piece was hand selected for elegance and charm. Built with energy efficiency in mind, the open floorplan boasts a towering two-sided native stone fireplace as the focal point, adjoining the bright, airy kitchen/dining/living area with a wall of majestic windows and 'knockout' views. The natural wood planked chink walls and tongue-and-groove vaulted ceilings throughout create the elegant framework highlighting a hand-crafted magnificent antler chandelier. The faux-finished custom cabinetry softens the living space, with pops of natural stone throughout.

The rustic elegance runs throughout the design in the large master suite and guest room alike. Both feature spacious retreats to view the starry nights or slip away and relax in the spa-like soaker tubs or walk-in solid stone showers.



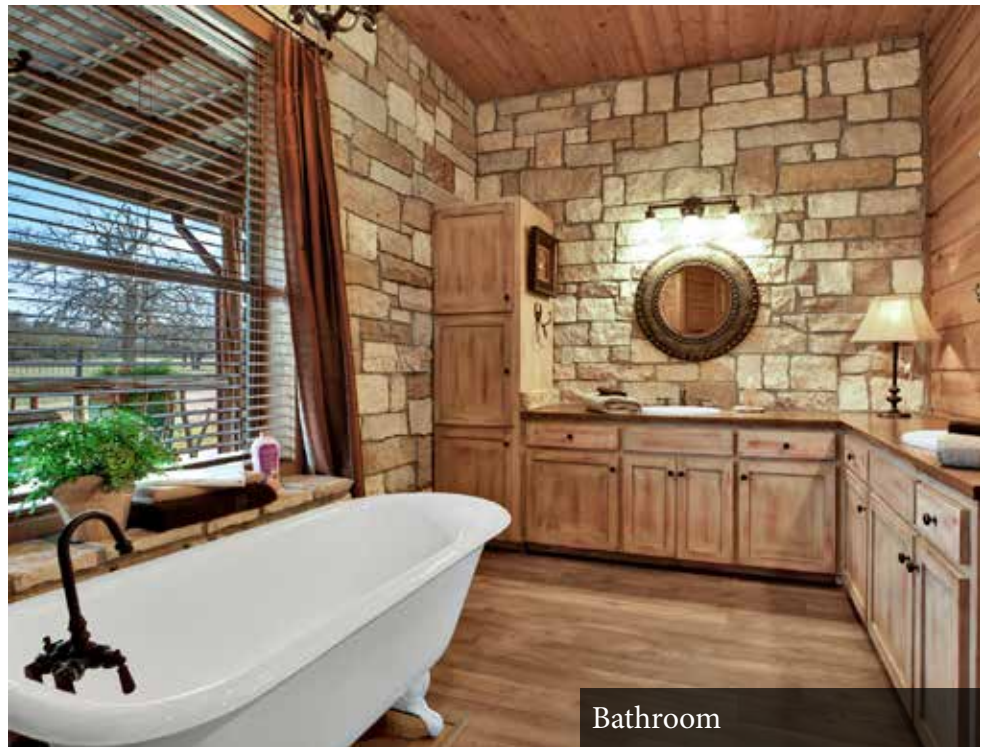
Large open living room with a double sides fireplace



Kitchen



Master Bedroom



Bathroom



Family and friends will gather and enjoy the 392 sqft guest casita or "she-shed." Both are fully furnished with unique cozy designs for comfort and pleasure. All the necessary amenities are provided for guests to indulge in this Hill Country Hideaway.

## Additional Improvements

The property features one shed, pump house and water storage, John Deere riding mower, and Polaris Ranger to maintain and explore the vast 100 acres. The roads can be navigated easily with an ATV, mountain bike, or out on an adventurous hike. A vintage, but non-functioning windmill, serves as an eye-catching reminder of simpler times. Recent selective brush clearing has heightened the land's natural beauty.











## Water

When the rains are abundant...two natural stock tanks enhance the beauty of the natural landscape. With water conservation in mind, the owners installed a rain collection system storage tank that holds 20,000 gallons and acts as the ranch's backup water supply, in addition to the two water wells on the property. Overall, rainwater harvesting is viewed as a practice that is socially acceptable and environmentally responsible, all the while promoting self-sufficiency.



## Hunting and Wildlife

This property features a mosaic of pastureland and brush, showcasing legacy oaks, cedars, and plenty of room for wildlife. The property's perimeter is fenced and cross high fenced around the residence with no restrictions and no HOA. The ranch has been used primarily for wildlife and maintains its wildlife exemption for tax purposes.



## Location

“Small town charm” is one way to describe Fredericksburg, Texas, and the surrounding areas. From across the nation, people are discovering the appeal of the Texas Hill Country. Willow City is located 19 miles north of Fredericksburg, Texas, a small town with deep German roots. With more than 1,000 acres of planted vineyards and over 100 wineries in the region, it comes as no surprise that the Texas Hill Country is considered one of the “must-visit” wine destinations in the country. Here locals, snowbirds, and tourists alike share in the enjoyment of fine dining, art galleries, shopping, wineries, and laid-back luxury. Attracting over 1.5 million visitors annually, Fredericksburg is within easy reach, providing small-town hospitality and metropolitan amenities.

# Property Details

Gillespie County, Texas | 100 Acres

Listed Price: \$2,450,000

Taxes: \$7,000 in 2022

## ACREAGE

±100 acres

## IMPROVEMENTS

2,570 sqft. 2BR/2.5BA ranch home

Two back patios and a large covered front porch

Home features of native Texas stone

Double-sided fireplace

392 sqft. stone and cedar guest casita- 1BR/1BA

20,000-gallon rainwater collection system

## LOCATION

Located on Willow City Loop – one of the most sought-after and least available areas in the region

20-minute drive from Fredericksburg, Texas

23 miles to the Gillespie County Private Airport

1 hour and 30 minutes to San Antonio

International Airport

1 hour and 45 minutes to Austin-Bergstrom

International Airport

## CONTACT

For more information please contact

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or [mark@livewaterproperties.com](mailto:mark@livewaterproperties.com)

### Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.

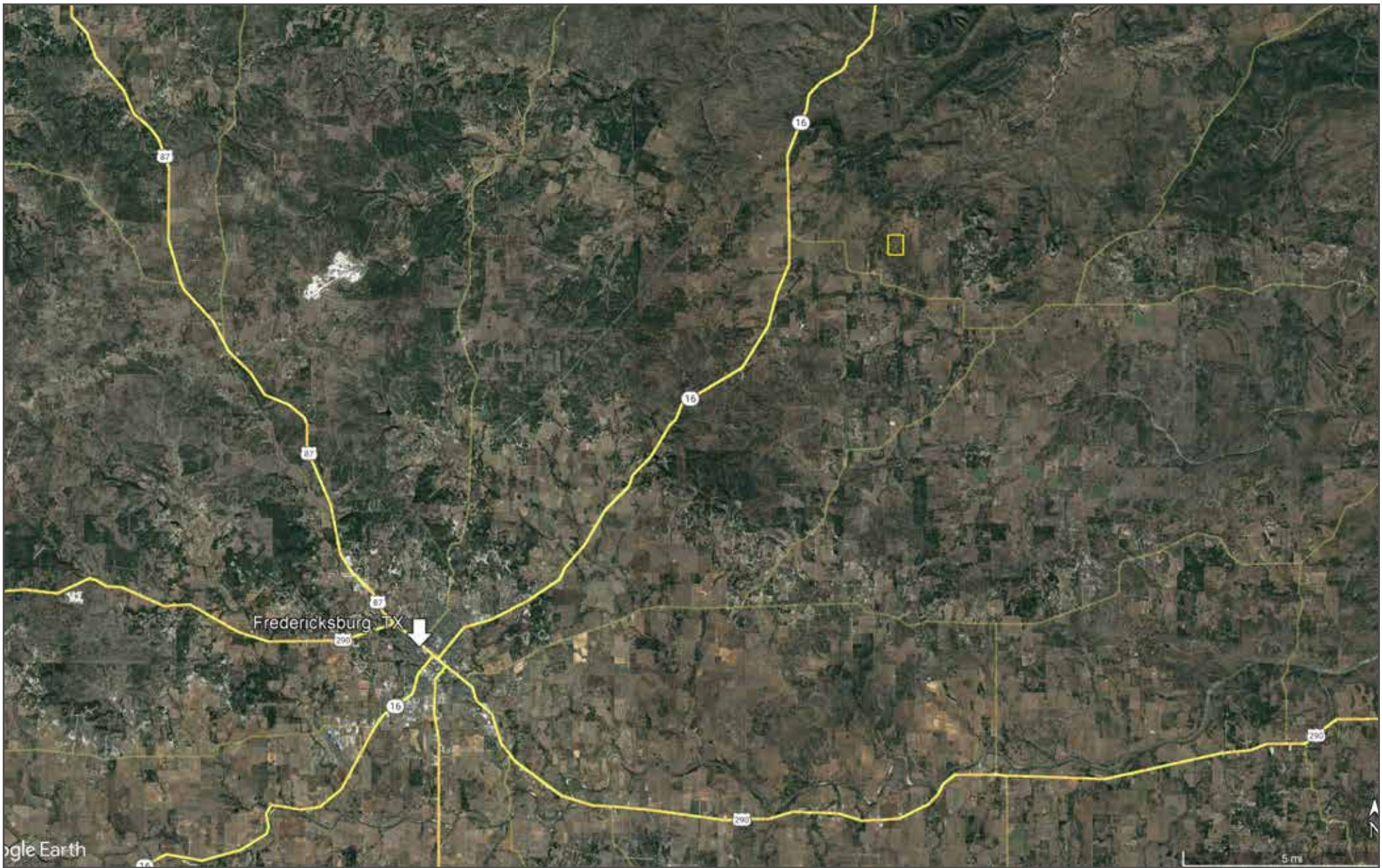


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## TK Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



## TK Ranch - Location Map

••Maps are for visual aid only accuracy is not guaranteed.