

THE ROCK RANCH DESCRIPTION

The 36-acre Rock Ranch Estate presents an unparalleled opportunity to invest and enjoy the Texas Hill Country lifestyle with exceptional amenities and meticulously crafted improvements. Whether you seek a recreational retreat, equestrian paradise, or a premier recreational property, this ranch offers an extraordinary blend of luxury and natural beauty. This may be one of the finest ranches of its size and price available in the Texas Hill Country.

Overview:

- Custom luxury home, new
- Custom luxury covered arena, new
- 6 stalls, full guest suite, covered viewing pavilion
- Next door to Enchanted Rock
- High Fence/Low Fence
- Turn-key
- Creek access with huge pecan trees and live oaks

Land & Wildlife:

The Rock Ranch Estate has everything for everyone; the blank canvas of the "woods" that is the Eastern 20 acres is what hill country dreams are made of! The woods have a beautiful creek with massive boulders and tons to explore. The ancient hardwood trees are towering over the canopy of acreage below. This is a great place to build, run cattle, have horse trails, hunt, or build more paddocks. This 20 acres is truly a blank canvas.

Main Home:

Step into luxury with the contemporary 3-bedroom, 3.5-bath, 4000 sq. ft. (approx.) custom home built in 2020. Designed by Nadeau Architecture and constructed by Bill Dunn, this home is simply a masterpiece. The kitchen features high-end appliances, including a Wolf gas cooktop, a Sub-zero refrigerator/freezer, and a Cove dishwasher. Two fireplaces, a Kohler Stargaze Freestanding Air Bath, and thoughtful design details elevate the living experience. A rainwater collection, two water wells, and exquisite finishes make this home a sanctuary. In addition, there is a guest suite with a bedroom and a half bathroom.

Equestrian Stables/Arena:

A state-of-the-art equestrian facility boasts six custom 12x12 stalls, indoor tack-up bays, a wash bay, and a temperature-controlled tack room. Above the stalls is a living suite, a viewing lounge, and an expansive viewing deck overlooking the arena. The covered arena, equipped with Pinnacle footing, 40 Linear LED lights, and a custom audio system, provides a year-round riding experience. Four large turnouts and a stunning outdoor arena complete the equestrian haven.

Location:

The Rock Ranch Estate, strategically positioned 20 miles North of Fredericksburg, TX, and 21 miles South of Llano, TX, offers the perfect balance between proximity and seclusion. Situated approximately 90 miles from both San Antonio, TX, and Austin, TX, this property is just a stone's throw from the breathtaking Enchanted Rock State Park.