



MIDWEST LAND GROUP
PRESENTS

GILLESPIE COUNTY TEXAS

126 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

RARE "DREAM RANCH" OPPORTUNITY

Discover a rare opportunity to own 126 +/- acres of unspoiled Texas countryside, located less than 20 minutes from downtown Fredericksburg—one of the most desirable and fastest-growing small towns in the state. This expansive tract offers the perfect blend of rolling terrain, mature trees, and open pasture, creating an ideal setting for hunting, recreation, farming, or ranching. Whether you're exploring trails, setting up for deer season, or running livestock, this land delivers unmatched freedom and versatility.

Beyond its recreational appeal, the property offers incredible potential to build your dream home or family

estate, with sweeping views, peaceful seclusion, and the privacy only a large acreage tract can provide. Here, you can enjoy quiet Hill Country living while staying close to the restaurants, wineries, shopping, and charm that make Fredericksburg such a booming destination.

Opportunities like this are exceptionally scarce—large tracts with proximity to town, strong investment potential, and unlimited use possibilities don't come around often. Whether you're seeking a private retreat, a working ranch, or a long-term land investment, this 126 +/- acre property offers the perfect canvas to turn your vision into reality.



PROPERTY FEATURES

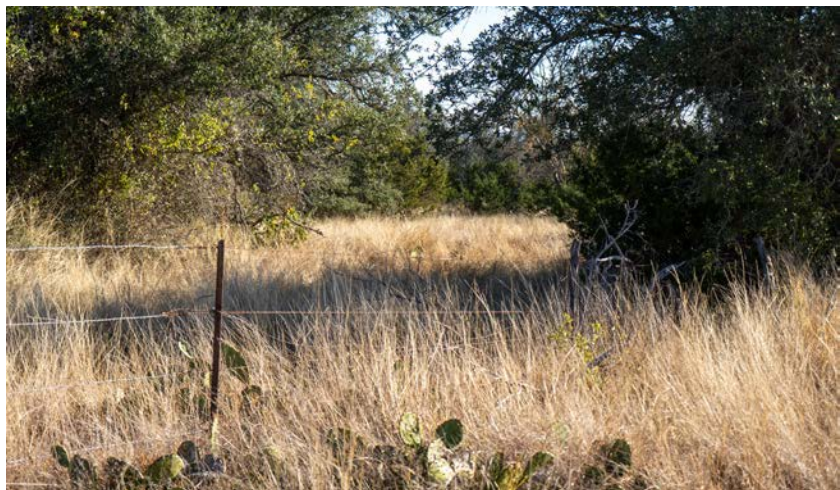
COUNTY: **GILLESPIE** | STATE: **TEXAS** | ACRES: **126**

- Less than 20 minutes from downtown Fredericksburg
- Mixed terrain including fields, bottoms, timber, cover, and a more
- Plethora of wild game, including whitetail deer, axis deer, hogs, and more
- Road frontage partnered with privacy and seclusion
- Blank canvas to build and design your dream property
- Hunters' paradise in terms of property layout and game
- Infinite recreation potential from farming, ranching, riding, and more
- Pond and wet-weather creek on the property
- Large tract in a high-demand location
- Once-in-a-generation opportunity to own 126 +/- acres in Fredericksburg



MIXED TERRAIN

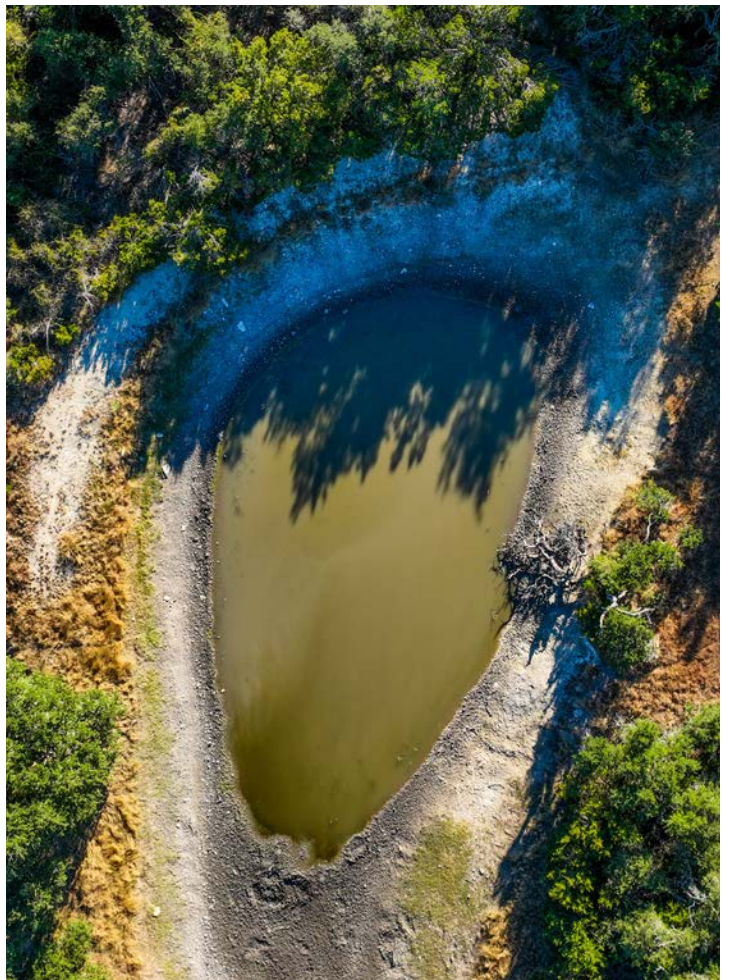
This expansive tract offers the perfect blend of rolling terrain, mature trees, and open pasture, creating an ideal setting for hunting, recreation, farming, or ranching.



ROAD FRONTAGE



POND



BLANK CANVAS TO BUILD

Beyond its recreational appeal, the property offers incredible potential to build your dream home or family estate, with sweeping views, peaceful seclusion, and the privacy only a large acreage tract can provide.



HUNTERS' PARADISE

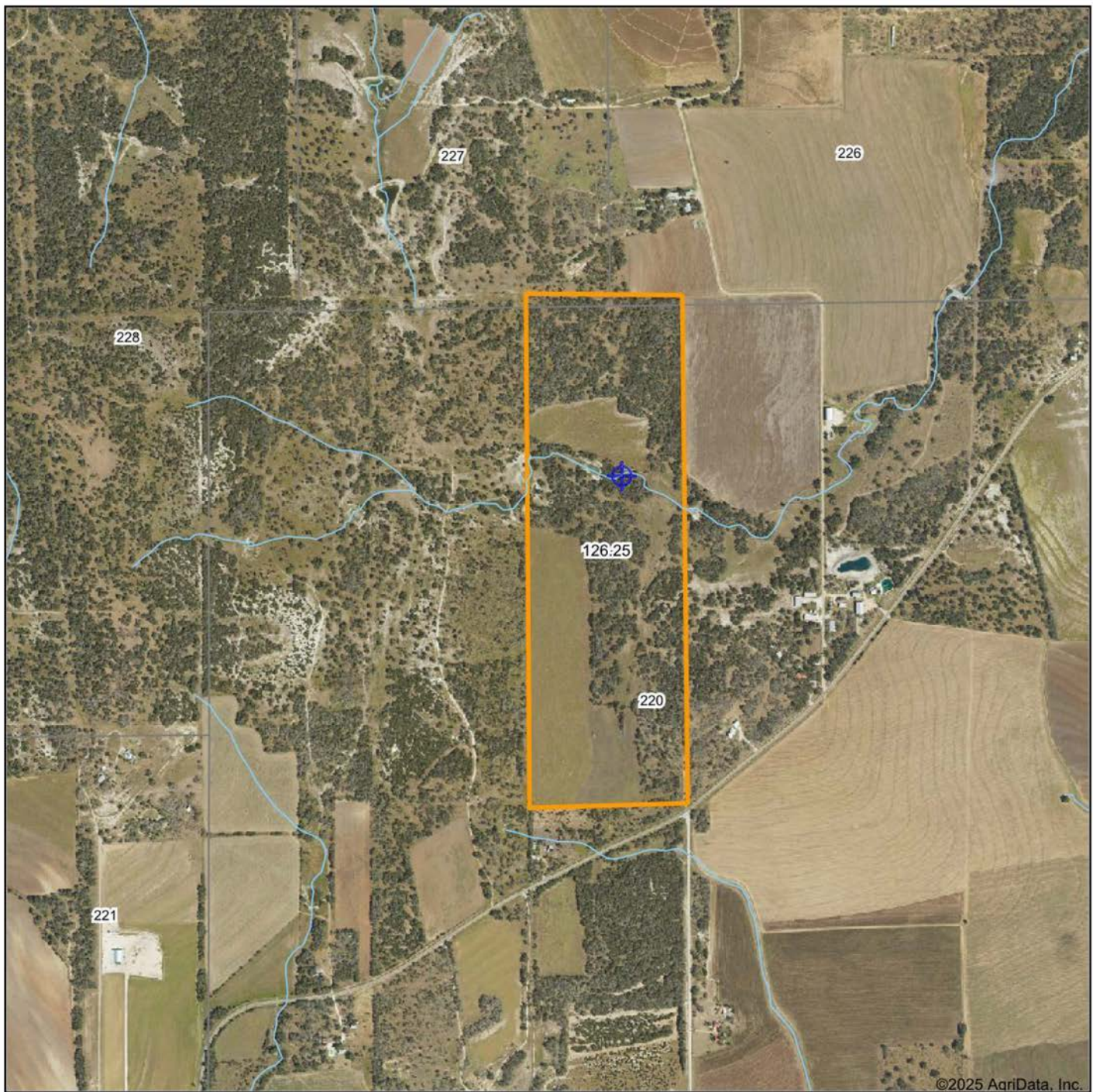
Whether you're exploring trails, setting up for deer season, or running livestock, this land delivers unmatched freedom and versatility.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 30° 21' 38.35, -98° 41' 4.59

0ft 1282ft 2563ft



Maps Provided By:



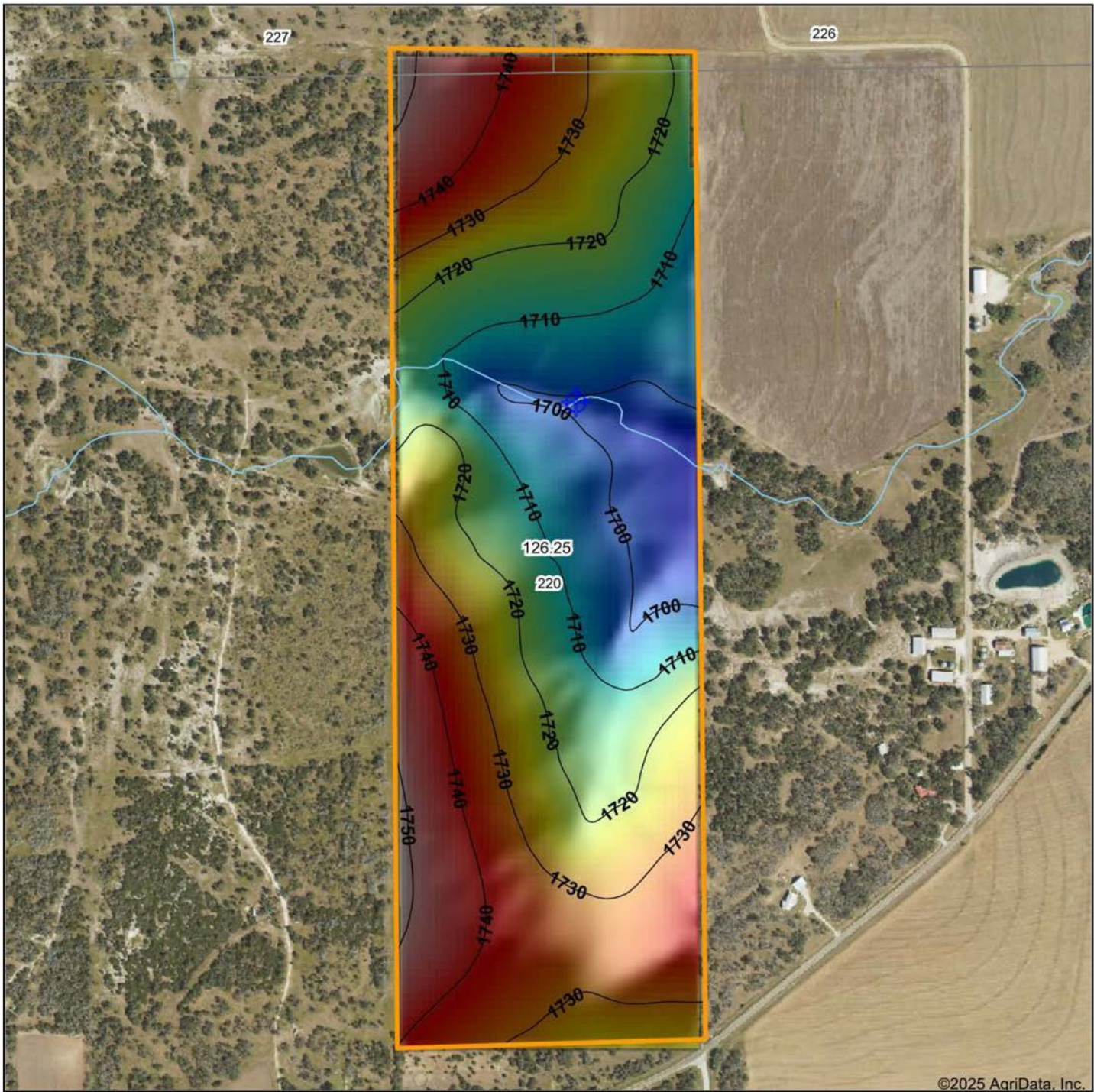
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Gillespie County
Texas

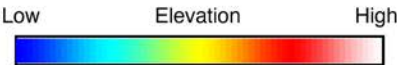


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HILLSHADE MAP

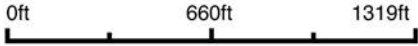


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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,694.5
Max: 1,753.3
Range: 58.8
Average: 1,722.2
Standard Deviation: 14.17 ft



**Gillespie County
Texas**
Boundary Center: 30° 21' 38.35, -98° 41' 4.59

OVERVIEW MAP



AGENT CONTACT

Devon Cowan grew up on a farm in northeast Kansas, where early mornings, hard work, and time in the woods are part of daily life. From working heavy equipment to planting food plots and chasing whitetails, he learned firsthand what makes land valuable — and how to help others see it too.

A former Division I lacrosse captain with degrees in Marketing and Business Leadership from Marquette University, Devon also brings a high-performance mindset and work ethic to every deal. He cut his teeth in commercial real estate, but quickly realized his true calling was in land, where the opportunities are endless and the relationships run deep.

Devon has hunted all over North America and worked shoulder-to-shoulder with top land managers and outdoorsmen, giving him a sharp eye for ground with lasting potential. He knows that every tract is more than a transaction - it's a chance to create a legacy.

Based in Austin and serving Central Texas, Devon brings uncommon drive, professionalism, and perspective to every client he works with — and takes pride in helping others chase the kind of life that shaped his own.



DEVON COWAN,

LAND AGENT

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