INFORMATION PACKET
FREDERICKSBURG, TEXAS



HILL COUNTRY ACREAGE · NEW LOWER PRICING

RANCHES AT OVERHILLS

Lots 20, 21 & 26 · TBD Overhill Dr, Fredericksburg, TX 78624 · About 10 acres each

$229,000	$439,000	About 10	20% down
PER LOT	LOTS 20 & 21 TOGETHER	ACRES EACH	SELLER FINANCING AVAILABLE

Presented by Savannah Sikes · Absolute Charm Real Estate Group · (830) 992-0101

NEW LOWER PRICING

LOTS 20, 21 & 26

TBD Overhill Dr, Fredericksburg, TX 78624 · About 10 acres each

LOT	SIZE	PRICE	NOTES
Lot 20	10.059 acres	**$229,000**	
Lot 21	10.053 acres	**$229,000**	
Lot 26	10.008 acres	**$229,000**	*Cul-de-sac with views*
Lots 20 & 21 together	**20.11 acres**	**$439,000**	***Save $19,000***

SELLER FINANCING AVAILABLE

20% down · 7% interest · 1-year balloon



LOT OUTLINED FROM ABOVE



AERIAL VIEW



LEVEL TO GENTLY SLOPING

PROPERTY HIGHLIGHTS

- Gated community
- About 20 minutes to Fredericksburg
- Level to gently sloping land, mature trees
- Underground electric available on site
- Agricultural exemption in place
- Minimal restrictions (copies available)
- No well yet, buyer to drill
- Plat, restrictions & bylaws available

LOCATION & MAP

Ranches at Overhills subdivision, off Reeh Rd, west of Fredericksburg toward Harper.

Scan or tap for the interactive map showing the lot lines:

Tap or scan:
Interactive lot map

Information deemed reliable but not guaranteed. Buyer to verify all information, including acreage, utilities, restrictions and financing terms.

RANCHES AT OVERHILLS

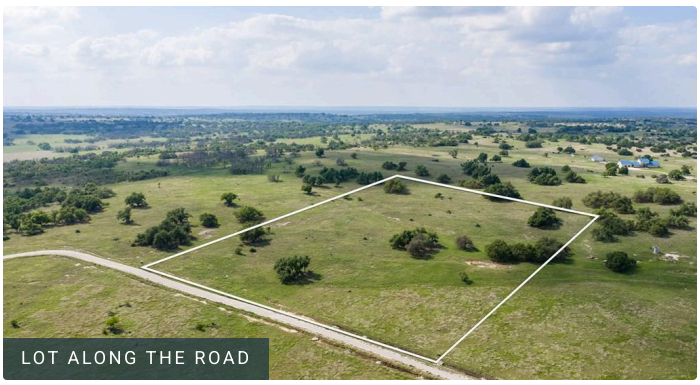
HILL COUNTRY ACREAGE


LOT OUTLINED FROM ABOVE


AERIAL VIEW

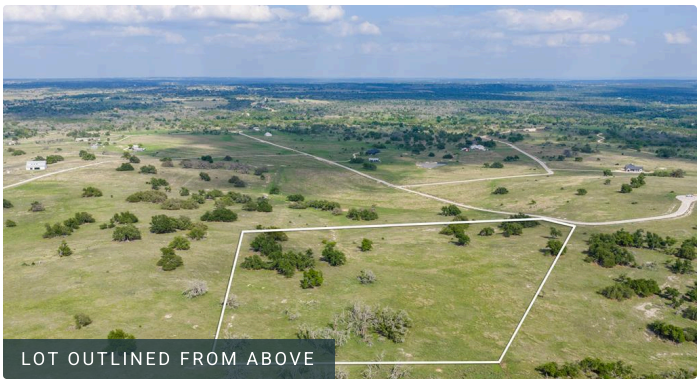

AERIAL VIEW


OPEN PASTURE & OAKS


LOT ALONG THE ROAD



LOT MAP


LOT OUTLINED FROM ABOVE





CALL OR TEXT FOR GATE ACCESS AND SHOWINGS

SAVANNAH SIKES

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PHONE	(830) 992-0101
EMAIL	savannah@absolutecharm.com
LISTING PAGES	Lots 20 & 21 · Lot 20 · Lot 21 · Lot 26 on savannahsikesrealtor.com
LOT MAP	Interactive lot map

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