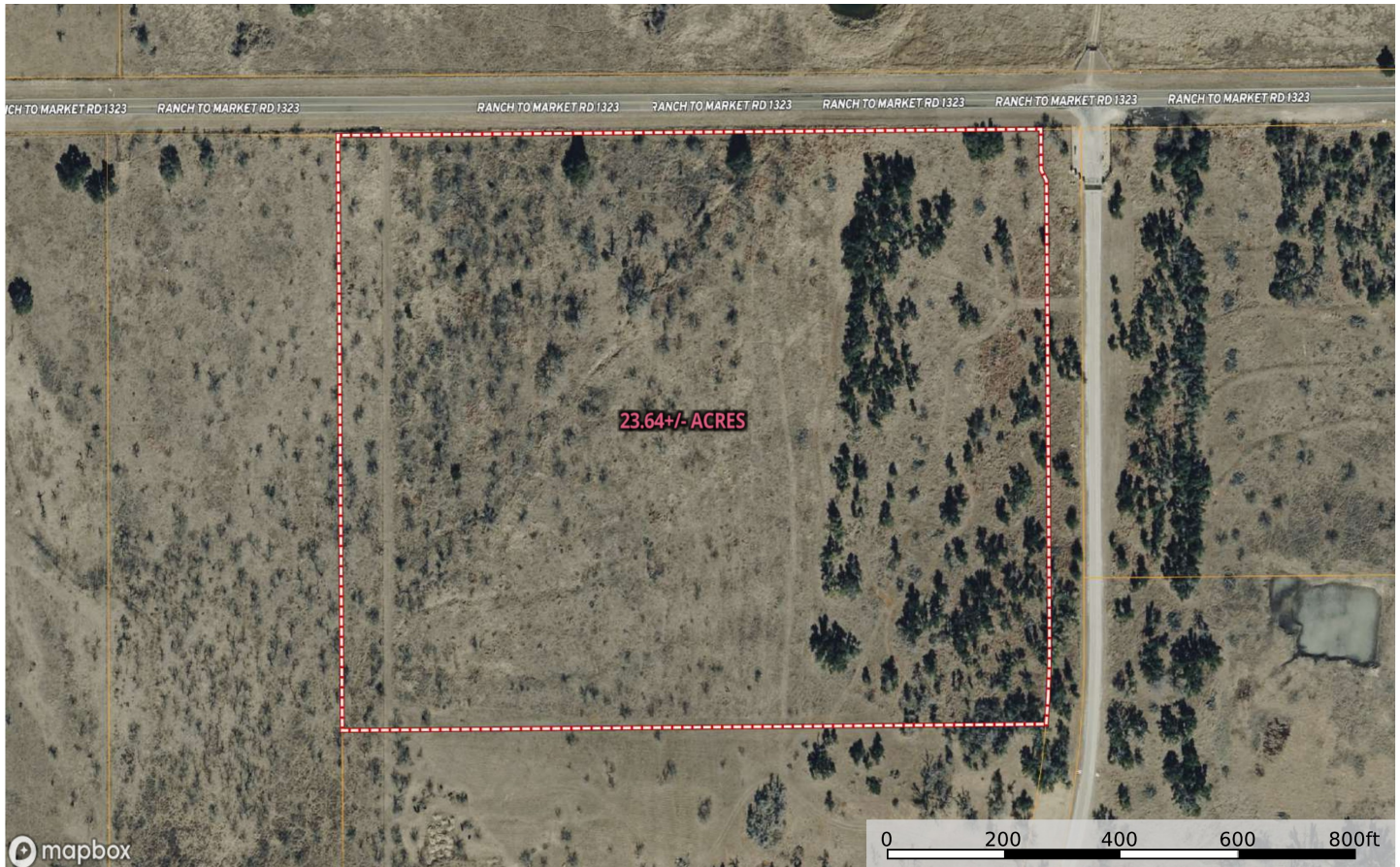


HILL COUNTRY LAND FOR SALE | 23.64± ACRES

100 Slate Rock Rd, Lot 1

Willow Creek Estates | Willow City, Texas 78675 | Gillespie County



Aerial with approximate boundary, courtesy of Land id®. Boundary lines are approximate.

\$472,564

LIST PRICE

23.64±

ACRES

Lot 1

WILLOW CREEK ESTATES

MLS #104576

VACANT LAND

Build Your Hill Country Dream Home

Lot 1 in Willow Creek Estates offers 23.64± acres of open, peaceful Texas Hill Country in the Willow City area, northeast of Fredericksburg and home to the famous Willow City Loop wildflower drive. With a blanket agricultural exemption that keeps taxes remarkably low, a deed-restricted neighborhood of quality homes, and **owner financing available**, this is one of the last opportunities to build in this small subdivision.

Highlights

- **23.64± acres** of vacant land with room for a home, barn, pool and more (subject to ACC approval)
- **Blanket ag exemption** through the subdivision's long-term ag lease. Taxes approx. **\$27 per year** based on the 2025 value
- **Owner financing available.** Seller is open to a short-term note; terms negotiable
- **Water wells nearby:** the other 9 lots in Willow Creek Estates have water wells
- **Deed-restricted community** with architectural review that protects views and property values
- Quiet, rural setting in **Gillespie County**, an easy drive to Fredericksburg wineries, dining and shopping

Property Details

List Price	\$472,564
Acreage	23.64± acres (Lot 1, Willow Creek Estates)
Property Type	Vacant land / homesite
MLS #	104576
County	Gillespie County, Texas
Water	No well on the lot today. The other 9 lots in the subdivision have water wells; local well drillers are familiar with the area.
Septic	No on-site septic. Buyer installs a system to suit the home design.
Ag Exemption	Blanket ag exemption under the subdivision's long-term ag lease. Buyer files a one-time ag-exempt application with the tax office.
Taxes	Approx. \$27 per year based on the 2025 value
HOA / POA	Willow Creek Estates POA. Dues are paid annually in January; ask for the current amount.
Financing	Owner financing available. Seller prefers a short-term note (about 2 years); terms negotiable.
Survey	Recorded subdivision plat on file (included)
Electric / Minerals / Flood	Ask for details

Building in Willow Creek Estates

- Plans are reviewed by the Architectural Control Committee to keep the neighborhood cohesive
- Main residence is built first, with an 18-month completion timeline
- Enclosed garage for at least 2 cars; brick, stone or stucco on the front elevation
- Roofs 6/12 pitch or steeper; metal roofs welcome. Earth-tone or gray exteriors
- In-ground pools allowed behind the home with ACC approval
- Metal buildings and barndominiums are not approved as living space

Documents Included

- **Aerial map** with approximate boundary (page 1)
- **Recorded plat** of Willow Creek Estates
- **Amendments to the Declaration of Restrictive Covenants and Bylaws**, adopted January 13, 2024

Ask for the original 2017 Declaration for minimum home size, setbacks and rental guidelines.

SCHEDULE A SHOWING OR ASK ABOUT OWNER FINANCING

Savannah Sikes, REALTOR®

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Information deemed reliable but not guaranteed. Buyer and buyer's agent to independently verify all information, including acreage, water, utilities and restrictions.