



Introduction

The Texas Hill Country offers stunning views, rolling hills, and privacy—ideal for ranches, homesites, or recreation. Buying land differs from homes; focus on due diligence for a smart investment.

Key Steps to Buying Land

- **Define Your Goals** — Homesite, ranching, recreation, or investment? This guides size, location, and features.
- **Research Location** — Proximity to Wimberley, San Marcos, New Braunfels, or deeper Hill Country. Consider access to highways, towns, schools.
- **Evaluate Topography & Soil** — Check slopes, drainage, soil quality (for building/septic/farming). Rocky terrain common—impacts costs.
- **Utilities & Access** — Verify water (wells/rainwater), electricity, septic feasibility, road frontage.
- **Rights & Restrictions** — Understand water rights, mineral rights (often split), zoning, easements, HOAs.
- **Environmental Factors** — Flood zones, wildlife (deer/exotics), cedar overgrowth (tax valuation potential).
- **Financing & Costs** — Land loans harder; expect higher rates. Budget for surveys, title work, development.
- **Work with Experts** — Use a land specialist realtor, surveyor, and attorney for title review.

Hill Country-Specific Tips

- Views and live oaks boost value—prioritize elevation.
- Water is key—verify well potential or cistern options.
- Current trends: Balanced market with opportunities in 2026.

Contact me for Hill Country land listings or a buyer consultation!

Destini Evans

MAG REAL ESTATE

512-65-1459

destinievsrealtor@gmail.com

www.destinievsrealtor.com