

# STONEFIELD *Ranch*

23.84± Acres | Gillespie County

Fredericksburg, Texas



*Anders*  *Realty*  
PURVEYORS OF FINE TEXAS RANCHES

# STONEFIELD RANCH

23.84± AC · FREDERICKSBURG, TEXAS

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*SPECTACULAR HILL COUNTRY RANCH ESTATE  
JUST OUTSIDE OF FREDERICKSBURG*

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## RUSTIC ELEGANCE MEETS MODERN LUXURY

Sitting just outside of Fredericksburg, the centerpiece of this 23.84 ac ranch is a gorgeous, 4,488 SF custom Hill Country home. Built in 1992 and expertly maintained, this exceptional 3-bed, 3-bath, 2-half bath estate home exudes rustic charm while embracing contemporary comfort. This classic, elegant, and beautifully appointed home provides an endless list of reasons not to suffer the headaches of a new build...the perfect Hill Country home already exists and can be yours!





# LUXURIOUS PRIVATE ESTATE



## LOCATION & ACCESS



Located in the heart of the Texas Hill Country and the nearby Texas Wine Trail, Stonefield Ranch is an easy 10-minute drive (9.4 miles) northwest of historic Fredericksburg (great restaurants, wineries, music venues, shopping, hospital, supplies). The property has 1,175' of frontage along the west line of US Highway 87 N with an electric entry gate and chipseal driveway that connects to the house. Charming Mason is an easy 30-minute drive

(32.8 miles) further northwest along U.S. Highway 87 and Llano sits 40 minutes (35 miles) to the northeast via RR 2323. The ranch is located 1.5 hours away from both Austin and San Antonio with convenient access to both airports. **The property address is 9373 N U.S. Highway 87 N, Fredericksburg, TX 78624.**





## IMPROVEMENTS

The crown jewel of this ranch is the gorgeous hilltop home that sits in the center of the property. Built in 1992, immaculately maintained and constructed of Austin stone, this classic, 4,488 SF two-story Hill Country home is rustically elegant and appointed with modern amenities. The standing seam metal roof was entirely replaced in 2023.



The front downstairs portion of the home, consisting of the great room with wood burning fireplace and custom Mesquite mantel, sitting/bar room, kitchen, dining area, and Butler's pantry, were designed to flow and benefit from spectacular Hill Country views to the east. There is also a gorgeous and spacious outdoor patio (975 SF) that connects and flows to the great room and kitchen area, as well as 685 SF of wrap-around covered porches.

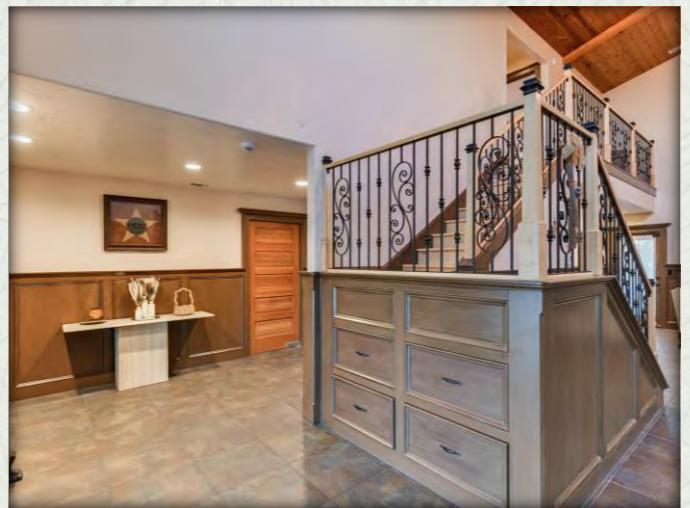


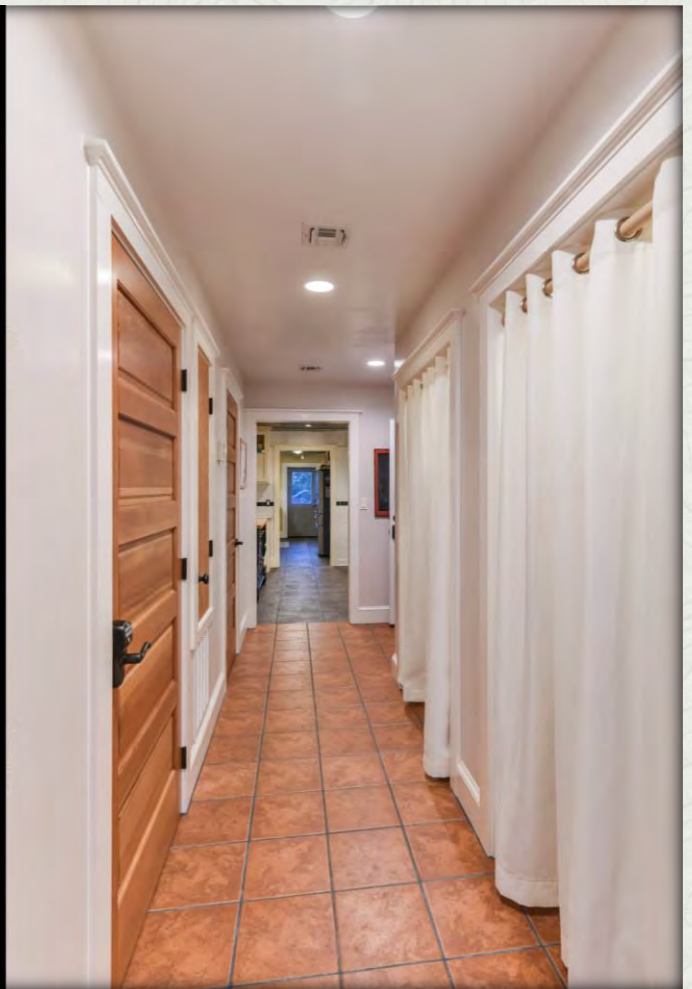




The kitchen features beautiful custom wooden cabinetry, granite countertops, a planked wooden ceiling, a Viking professional series range, industrial pendant lighting fixtures (sourced from an old factory in Chicago) and a long, spacious serving bar. One of the walls in the kitchen and a portion of a wall in the Master Suite feature bricks, circa 1885, from the Wolters Mercantile Building in Schulenburg, TX (the owner's hometown). The attached Butler's Pantry features decorative tin ceiling tiles, a sink, dishwasher, and a prep/serving island. Further attached to the Butler's Pantry is additional non-perishable storage space and a bathroom. If you enjoy cooking and entertaining friends and family, you're going to love the layout of these spaces.











The Master Suite sits on the back downstairs area of the home and features a large master bedroom and bathroom, massive walk-through closet, an office, storage room, and a large, floor-bolted gun safe. There is also a separate 680 SF outdoor patio area that is attached and accessed from the office.





Upstairs, there are two (2) bedroom suites, each with their own spacious bathroom. The first bedroom features an exterior staircase, providing further privacy, which leads down to the north side of the home.



The second bedroom features the Tower Room, which is a unique sitting/work space that is designed to resemble a rustic water storage tank from the outside of the home. The Tower Room overlooks the outdoor patios and the ranch to the east and south.









The HVAC system consists of a 5-ton unit and a 2.5-ton unit with an air exchange system, as well as a mini split in the kitchen. The home is extremely energy efficient, with Icynene foam insulation installed throughout, including in between floors. Home security is provided by a Vivint Security System, which is transferable to the new owner.



There is also a spacious, 1,265 SF two-vehicle garage/workshop with a concrete driveway that sits immediately adjacent to the house, as well as a separate 320 SF storage shed.







## LAND, FENCING, & WILDLIFE

Stonefield Ranch is characterized as a rolling, Texas Hill Country savannah, dotted with mature Live Oaks, Post Oaks, and other native tree, shrub, and grass varieties. The elevation at the center of the property where the house sits is 2,164' and offers a gorgeous panoramic view to the east. From the house, the land gently rolls and falls to about 2,126' towards the eastern and southern boundaries.



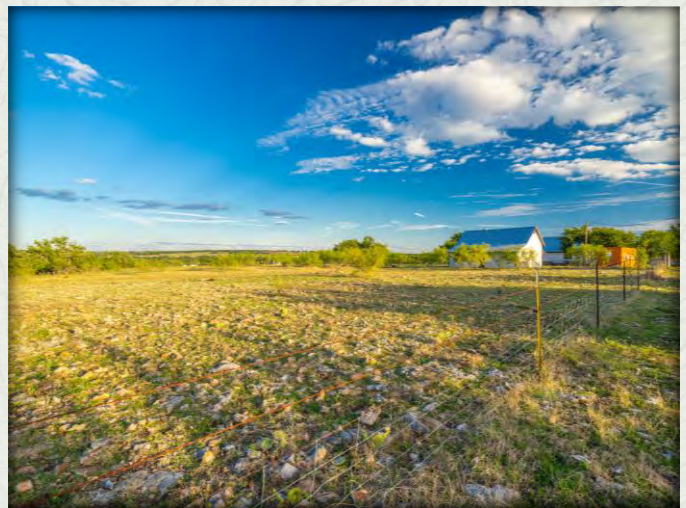
The area around the house, detached garage, and headquarters barn is fenced and takes in about 1.30 acres. There are two (2) fenced paddocks that sit adjacent to the headquarters, which are perfect for separating horses or other livestock. The paddocks are 2.15 ac and 2.50 acres in size, with a loafing shed sitting along the boundary. The entire exterior boundary is perimeter fenced and is in good condition. The western boundary is a new high-fence constructed in 2023. White-tailed deer, Rio Grande turkey, Mourning dove, and other species of wildlife are abundant and commonly spotted in all areas of the ranch. Included in the sale is a wildlife feeder that sits near the house where deer and other wildlife feed every morning and evening.



## **BARNs, WATER WELL, & SEPTIC**

There are two barns on the property, a headquarters barn and a pasture barn. The two-story headquarters barn features 1,215 SF on the lower level with three (3) separate storage bays for equipment or general storage. There is approximately 300 SF of additional storage space on the upper level, which is accessed via an exterior staircase. The pasture barn is an older structure that sits to the south of the house and could be used for hay storage or livestock shelter.

Water is provided by a well yielding 20 GPM with a depth of 240'. The submersible pump is only 3 years old. Groundwater is strong in the area if additional wells were desired. The house is serviced by a conventional septic system with a 1,250 gallon, two-compartment tank that flows into a nearby leach field.









## FINANCIAL / TITLE

STONEFIELD RANCH, as described herein (23.844± ac), is offered at \$ 2,165,000 in Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles in Fredericksburg, TX.
2. The Seller will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a general or special warranty deed.
3. The Seller will provide a new survey.
4. Mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
5. All water right claims controlled by the Sellers will be transferred to the Buyer at Closing.
6. The property lies in the Fredericksburg ISD.
7. The 2023 ag-exempt property taxes were \$ 7,537.90.



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This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. ***SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.***

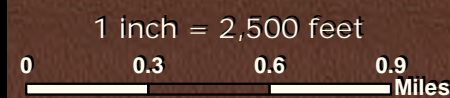
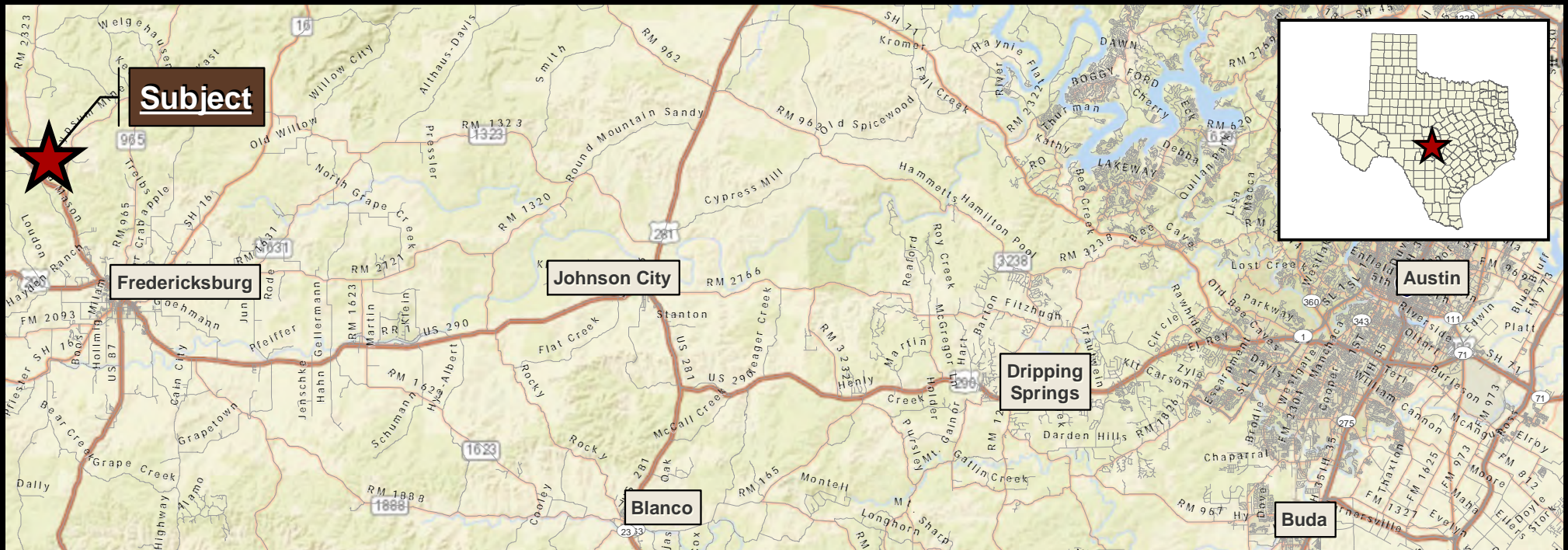
Buyer's brokers/agents must be identified on first contact and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

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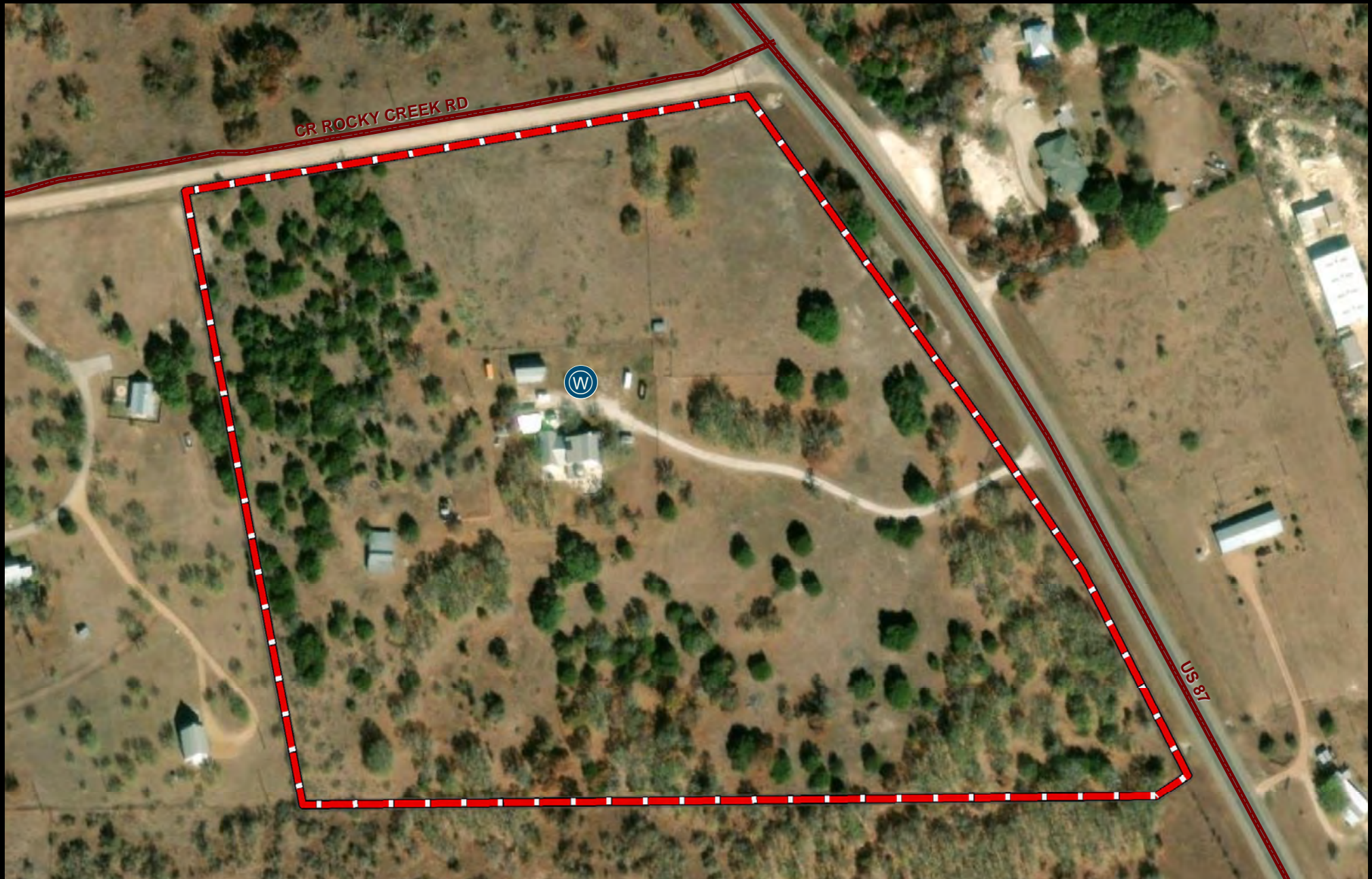


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Jeremy Lacy (830) 225-0595  
[www.AndersRanchRealty.com](http://www.AndersRanchRealty.com)

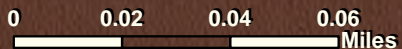


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# STONEFIELD RANCH | 23.84 ± AC | GILLESPIE



1 inch = 187.5 feet



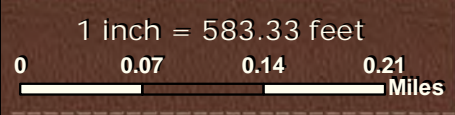
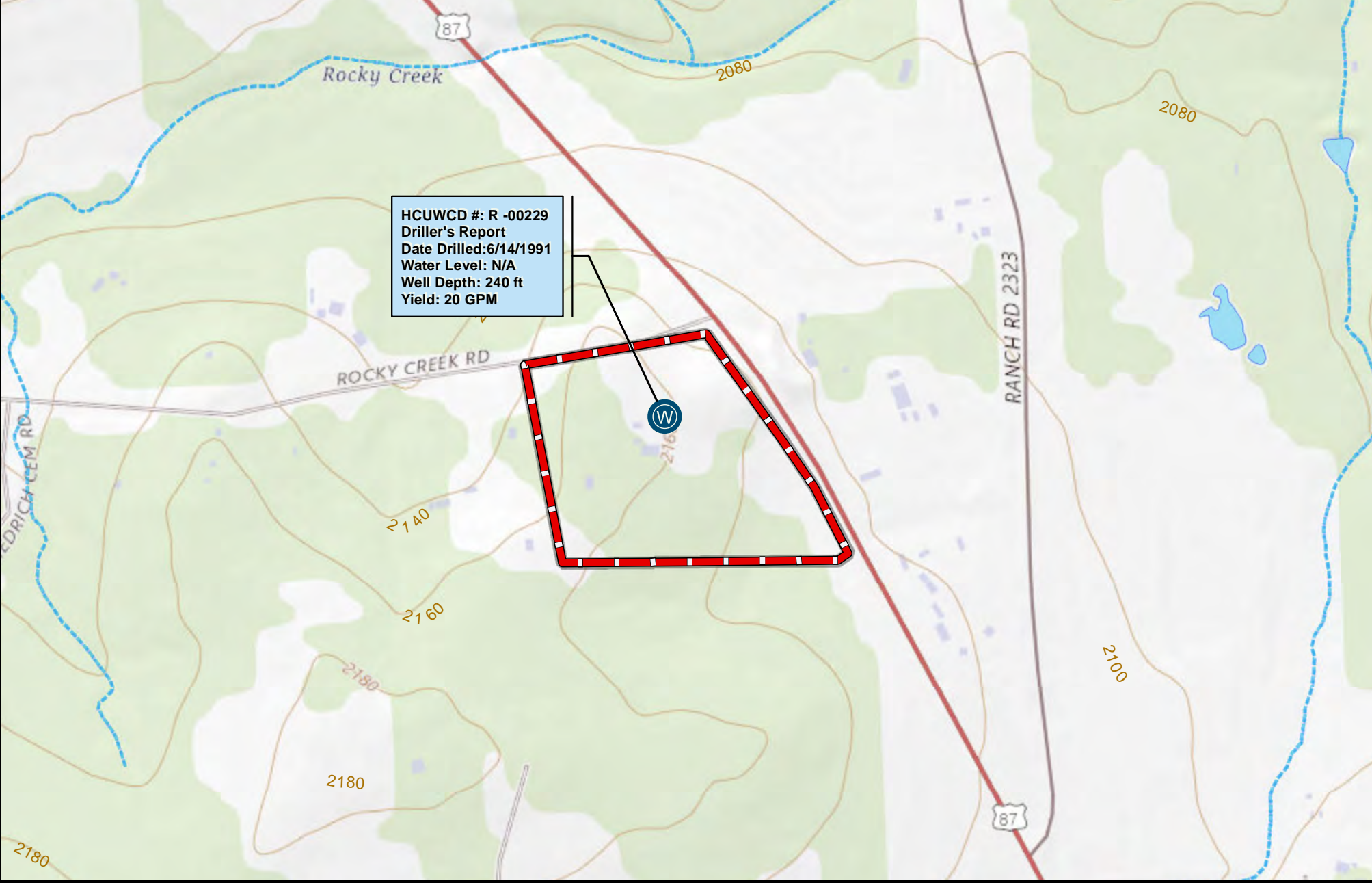
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# STONEFIELD RANCH | 23.84 ± AC | GILLESPIE

HCUWCD #: R -00229  
Driller's Report  
Date Drilled: 6/14/1991  
Water Level: N/A  
Well Depth: 240 ft  
Yield: 20 GPM

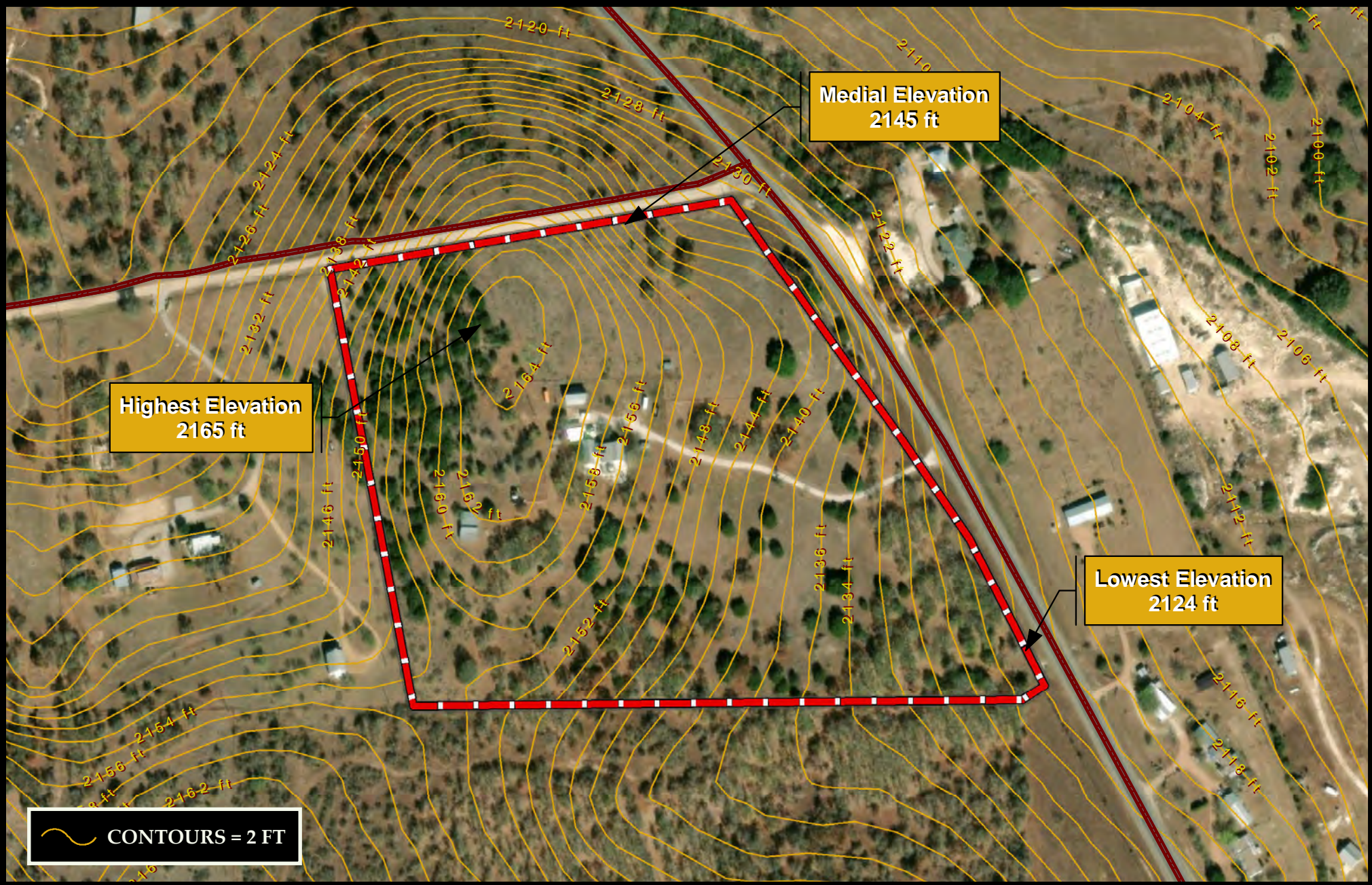


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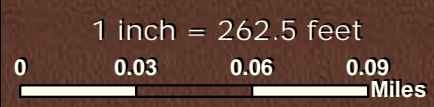


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CONTOURS = 2 FT

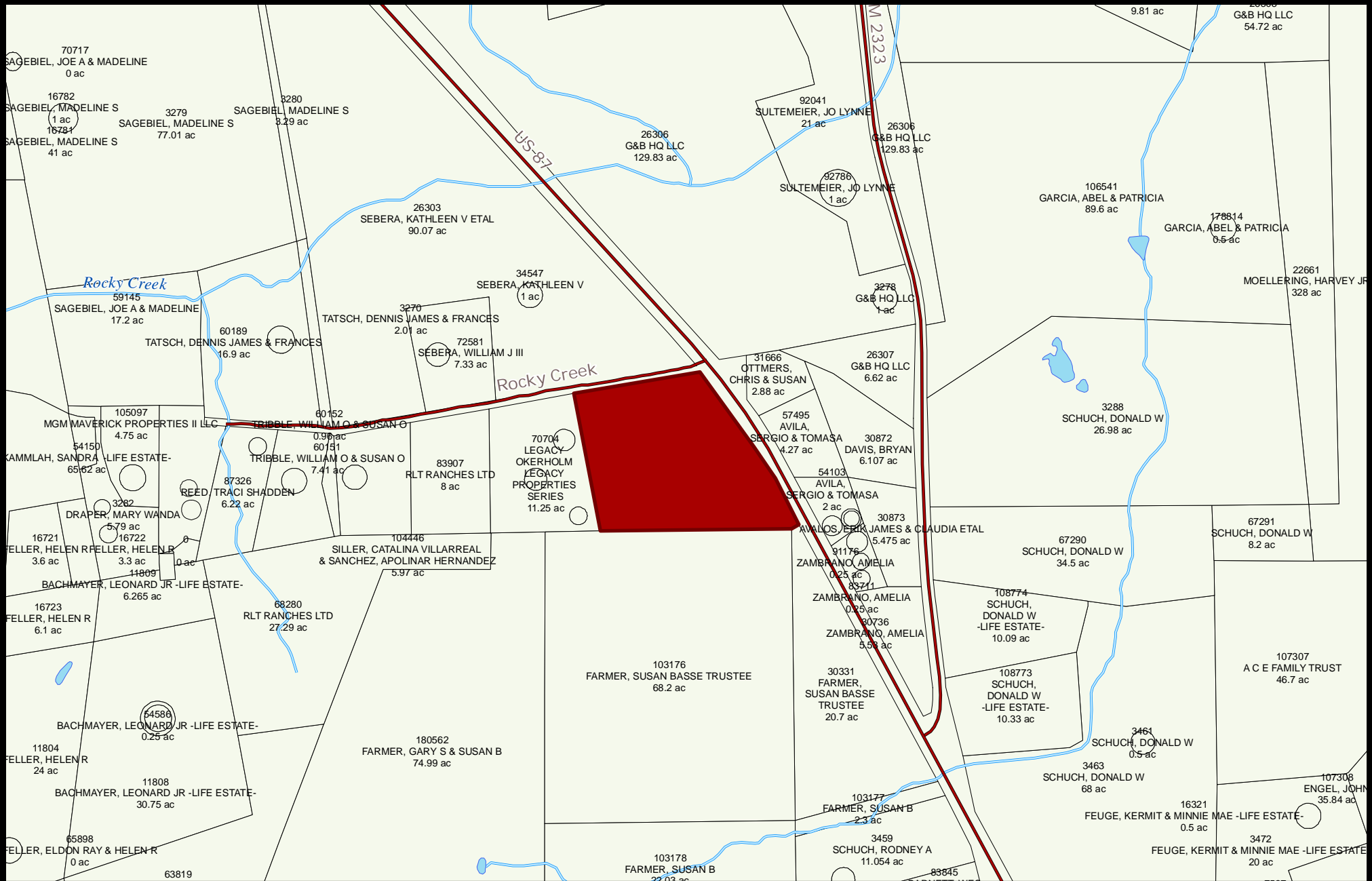


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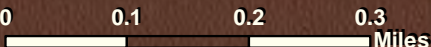


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# STONEFIELD RANCH | 23.84 ± AC | GILLESPIE



1 inch = 833.33 feet



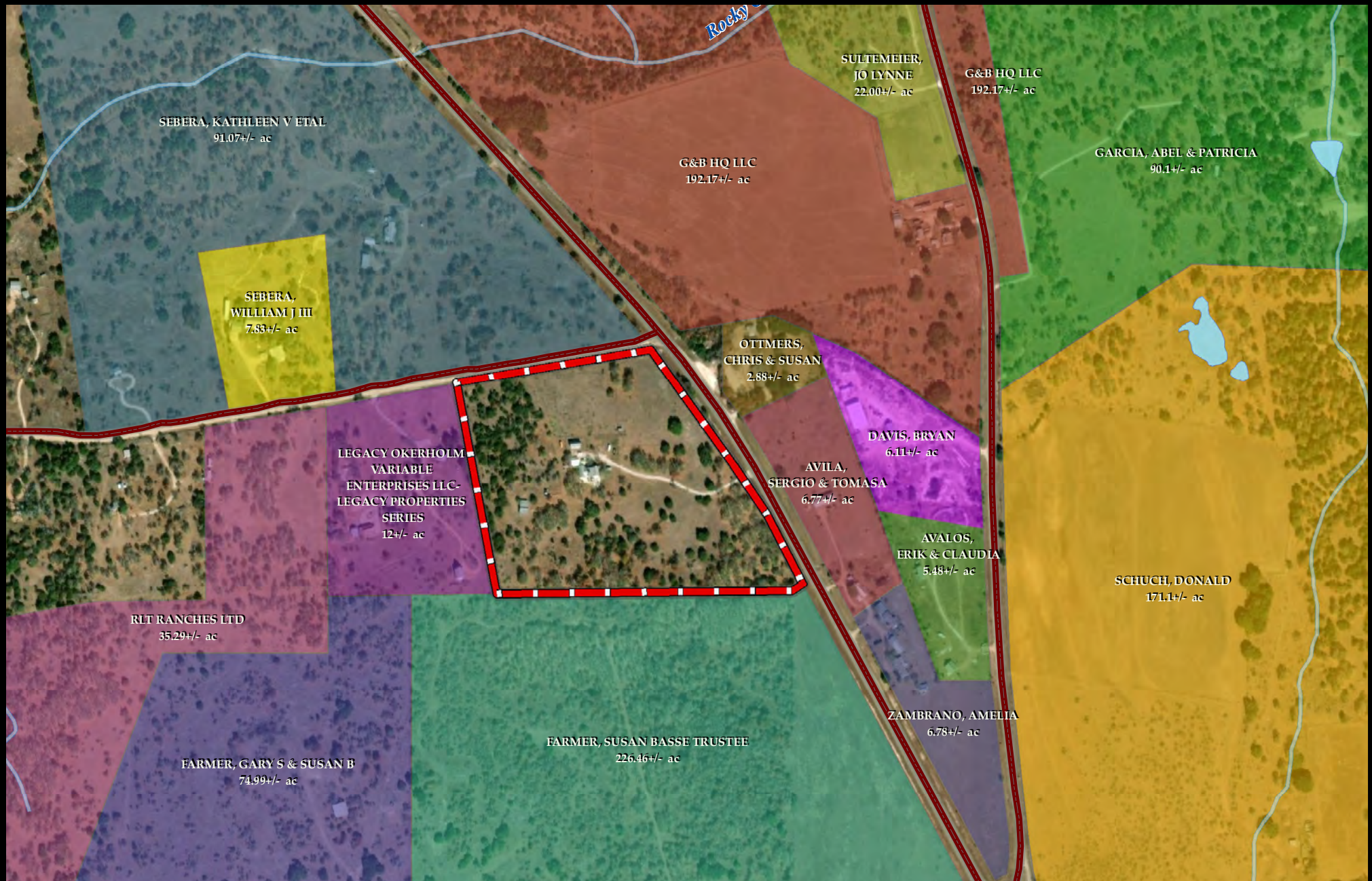
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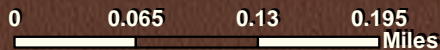
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1 inch = 541.67 feet







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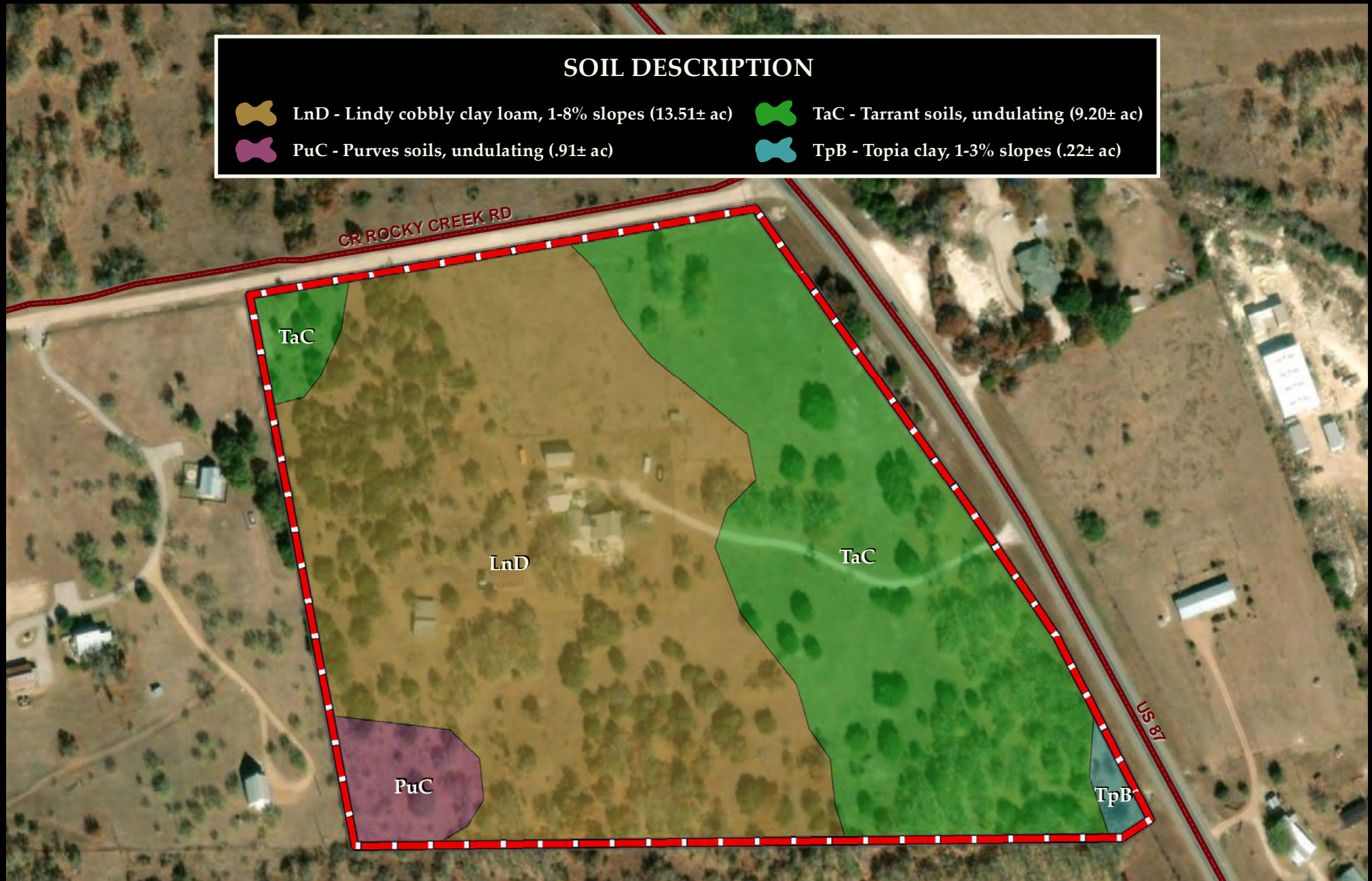


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## SOIL DESCRIPTION

-  LnD - Lindy cobbly clay loam, 1-8% slopes (13.51± ac)
-  TaC - Tarrant soils, undulating (9.20± ac)
-  PuC - Purves soils, undulating (.91± ac)
-  TpB - Topia clay, 1-3% slopes (.22± ac)



1 inch = 208.33 feet

0 0.025 0.05 0.075 Miles

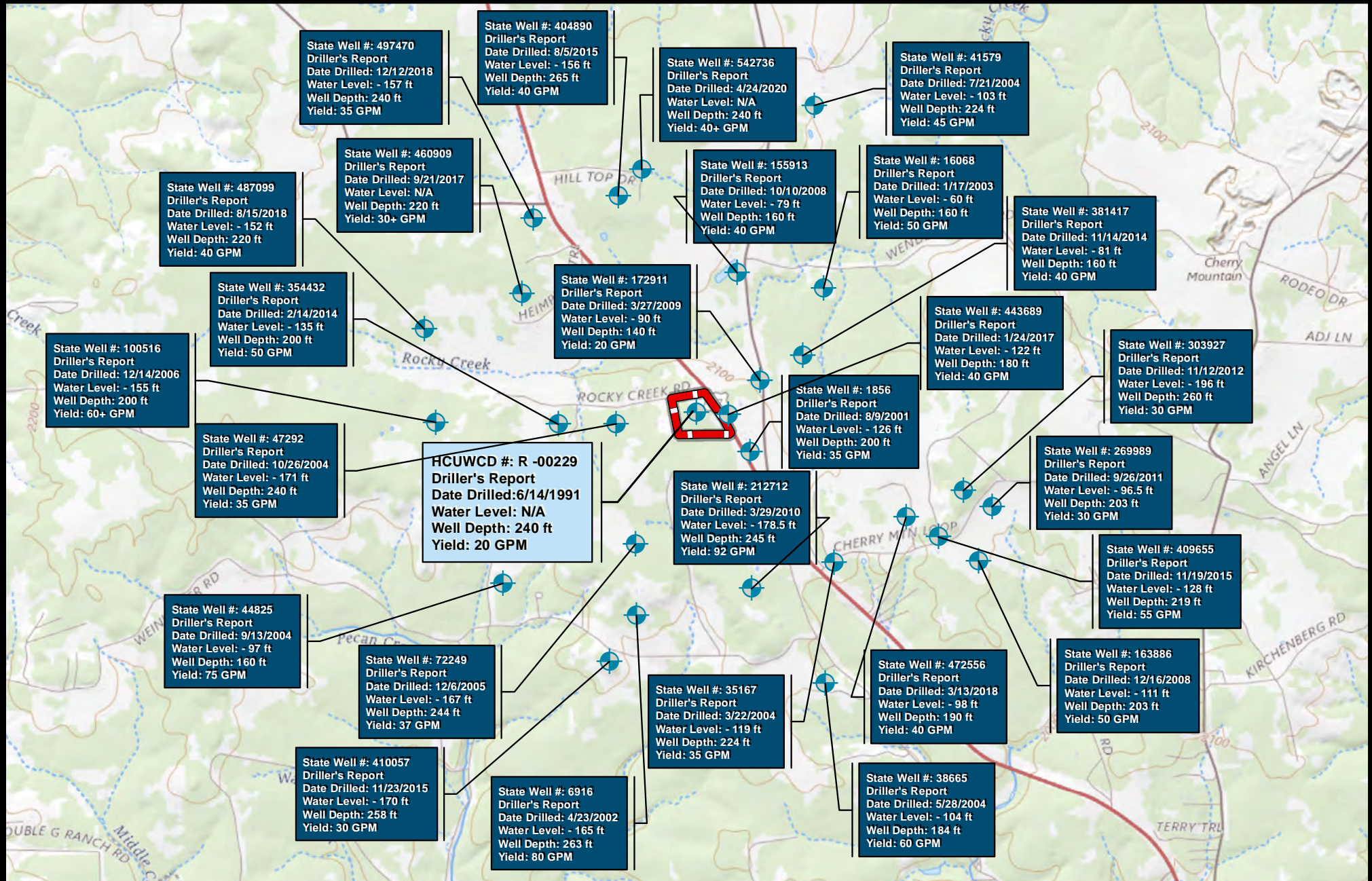


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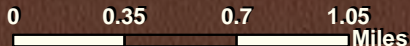
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# STONEFIELD RANCH | 23.84 ± AC | GILLESPIE



**HCUWCD #: R -00229**  
**Driller's Report**  
**Date Drilled: 6/14/1991**  
**Water Level: N/A**  
**Well Depth: 240 ft**  
**Yield: 20 GPM**

1 inch = 3,166.67 feet



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STATE OF TEXAS WATER WELL REPORT

1) OWNER: FINDLEY, BRAD ADDRESS: HC-12, BOX 12-C CITY: FREDERICKSBURG STATE: TX ZIP: 78624-  
 2) LOCATION OF WELL: County: GILLESPIE .6 miles in N direction from FM #2323 ON HIGHWAY #87: 1500' West in pasture

LEGAL DESCRIPTION SEE ATTACHED MAP

*to 5733D*

3) TYPE OF WORK: NEW WELL 4) PROPOSED USE: DOMESTIC 5) DRILLING METHOD: AIR ROTARY/HAMMER

6) WELL LOG: 91096 DIAMETER OF HOLE 7) BOREHOLE METHOD:  
 DIAMETER FROM TO OPEN HOLE  
 8.75 0 52' IF GRAVEL... FROM FT. TO FT.  
 6" 52' 240' FROM FT. TO FT.

DATE DRILLED: 06/14/91

GEOLOGICAL DESCRIPTION: 8) CASING, BLANK PIPE, AND WELL SCREEN DATA:  
 FROM TO DESCRIPTION DIA NEW/USED DESCRIPTION FROM TO GAGE CASING SCREEN  
 0 1 TOPSOIL 6" N PVC CASING +2 52' SCH 40  
 1 25 CALICHE & LIMESTONE LEDGES  
 25 240 LIMESTONE GRAY, WHITE & BROWN  
 \* \* (EDWARDS)

9) CEMENTING DATA:  
 Cemented from 0 FT. TO 52 FT.  
 FT. TO FT.  
 Method used: GROUT  
 Cemented by: VIRDELL DRILLING INC

10) SURFACE COMPLETION:  
 PITLESS ADAPTER USED

11) WATER LEVEL:  
 STATIC LEVEL : 150' FT. DATE: 06/14/91  
 ARTESIAN FLOW: GPM. DATE:

12) PACKERS: TYPE DEPTH  
 6" BELL PACKER 52'

13) TYPE PUMP:  
 SUBMERSIBLE  
 DEPTH TO PUMP: 200'

14) WELL TEST:  
 BAILER  
 YIELD: 20+ GPM WITH FT DRAWDOWN AFTER HRS

15) WATER QUALITY:  
 TYPE OF WATER: GOOD DEPTH OF STRATA: 185, NO CHEMICAL ANALYSIS MADE  
 NO STRATA OF UNDESIRABLE WATER PENETRATED

COMPANY NAME: VIRDELL DRILLING INC. WATER WELL DRILLER'S LICENSE NO.: 1900-W ; FOR TDWR USE ONLY  
 ADDRESS: 111 E. GRAYSON ST. CITY: LLANO STATE: TX ZIP CODE: 78643 ; WELL NO. \_\_\_\_\_  
 ; LOCATED ON MAP \_\_\_\_\_

I HEREBY CERTIFY THAT THIS WELL WAS DRILLED BY ME (OR UNDER MY SUPERVISION) AND THAT EACH AND ALL OF THE STATEMENTS HEREIN ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT FAILURE TO COMPLETE ITEMS 1 THRU 12 WILL RESULT IN THE LOG(S) BEING RETURNED FOR COMPLETION AND RESUBMITTAL.

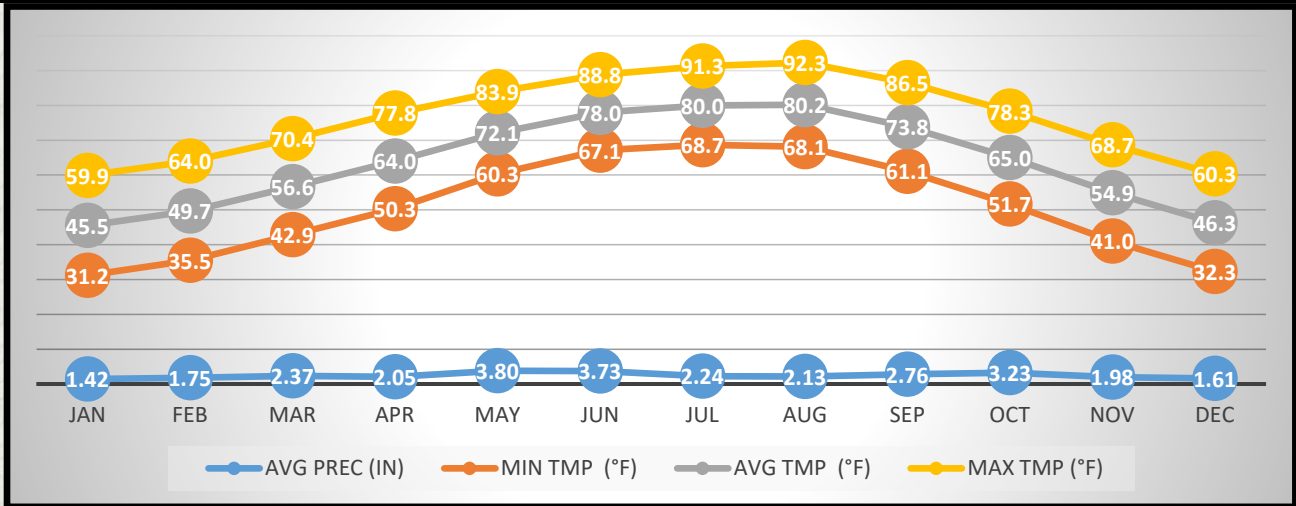
(signed) *Jayson VirdeLL* (signed) \_\_\_\_\_  
 (LICENSED WATER WELL DRILLER) (REGISTERED DRILLER TRAINEE)



## CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)  
Climate Normals for **Fredericksburg, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.42	31.2	45.5	59.9
Feb	1.75	35.5	49.7	64.0
Mar	2.37	42.9	56.6	70.4
Apr	2.05	50.3	64.0	77.8
May	3.80	60.3	72.1	83.9
Jun	3.73	67.1	78.0	88.8
Jul	2.24	68.7	80.0	91.3
Aug	2.13	68.1	80.2	92.3
Sep	2.76	61.1	73.8	86.5
Oct	3.23	51.7	65.0	78.3
Nov	1.98	41.0	54.9	68.7
Dec	1.61	32.3	46.3	60.3
<b>Ann</b>	<b>31.53</b>	<b>52.6</b>	<b>65.0</b>	<b>77.4</b>



<b>Zip: 78624</b>	<b>Days Where Temp Exceeds 86°F:</b>	<b>91-120 Days</b>
	<b>Freeze Date (Avg First Frost):</b>	<b>Nov 01<sup>st</sup>-10<sup>th</sup></b>
	<b>Freeze Date (Avg Last Frost):</b>	<b>Mar 21<sup>st</sup> – 31<sup>st</sup></b>
	<b>USDA Hardiness Zone:</b>	<b>Zone 8a: 10F to 15F</b>
	<b>Koppen-Geiger Climate Zone:</b>	<b>Cfa – Humid Subtropical Climate</b>
	<b>Ecoregion:</b>	<b>30a – Edwards Plateau Woodland</b>
	<b>Palmer Drought Index:</b>	<b>Moderately Moist</b>

# BROKERAGE INFORMATION



11-2-2015



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Anders Ranch Realty</b>	<b>514096</b>	<b>Brady@AndersRanchRealty.com</b>	<b>512-791-9961</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Brady P. Anders</b>	<b>514096</b>	<b>Brady@AndersRanchRealty.com</b>	<b>512-791-9961</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jeremy N. Lacy</b>	<b>603524</b>	<b>Jeremy@AndersRanchRealty.com</b>	<b>830-225-0595</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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