

BIG BRANCH

L ranch

225.00± Acres | Gillespie/Blanco County

Fredericksburg, Texas



Anders Realty

PURVEYORS OF FINE TEXAS RANCHES

BIG BRANCH RANCH

225.00± AC · FREDERICKSBURG, TEXAS

*SPRING-FED CREEK | ROCK OUTCROPS
ONLY 30 MINUTES FROM
FREDERICKSBURG & JOHNSON CITY*

OVERVIEW & LOCATION

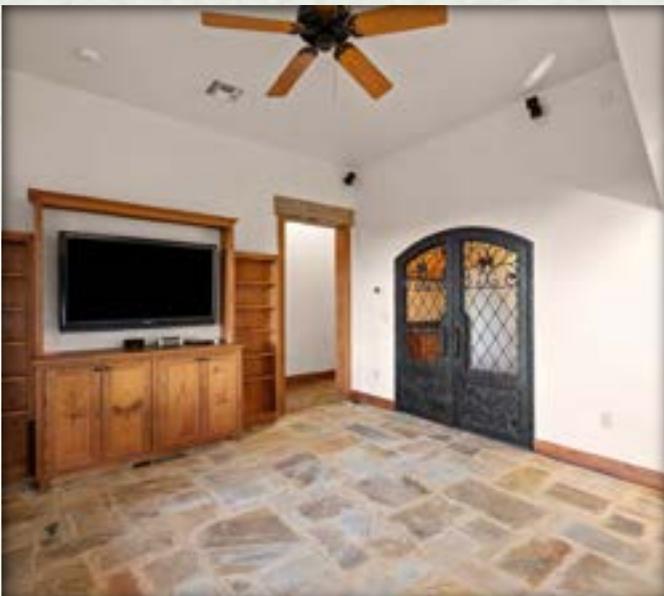
An exceptional opportunity to own 225± acres in the coveted northeast corner of Gillespie County and northwest corner of Blanco County, this stunning Hill Country property combines dramatic views, quality improvements, reliable water features, and permanent land preservation through a conservation easement that protects the land's natural beauty for generations to come.





IMPROVEMENTS

At the heart of the ranch lies a custom two-story home, built in 2008 designed by Tony Martin. The thoughtfully designed residence offers a seamless blend of rustic elegance and modern comfort, featuring a primary suite and guest quarters on the main level, along with a wine cellar, media room, and a sunroom that captures sweeping views. The upper level welcomes you with a grand dog trot entrance leading into an open-concept kitchen and living area, as well as a well-appointed den/study.









Warmth and craftsmanship are evident throughout, with four interior fireplaces, Tennessee hewn timbers, reclaimed pine and oak finishes, and extensive custom rock masonry both inside and out. Multiple covered porches overlook the breathtaking Hill Country landscape, perfect for entertaining or quiet relaxation.









For guests, a separate two-unit bunkhouse compound offers accommodations for 10+ people, complete with an in-ground swimming pool, outdoor living area, central HVAC, rustic fireplace, Franklin stove, and a full kitchen.





LAND & WATER

The land is a beautiful mix of open pastures and wooded areas, thoughtfully managed with selective cedar clearing to promote native grasses and mature hardwoods including oak varieties, post oak, cedar elm and many other native species. The topography features gently rolling terrain, dramatic rock outcroppings, and panoramic views of the surrounding countryside.

Water resources are a standout feature: two ponds, a concrete-dammed, spring-fed creek (Big Branch), and the presence of a rare dry-stacked stone wall along much of the western boundary add both function and character. The property is perimeter fenced and capable of supporting livestock. Rainfall on the main house is collected and piped down to the pond off the back side of the house.



CONSERVATION

This property is protected by a conservation easement, ensuring that its natural habitats, scenic vistas, and ecological value are preserved in perpetuity, while still allowing for private use and enjoyment.



















FINANCIAL / TITLE

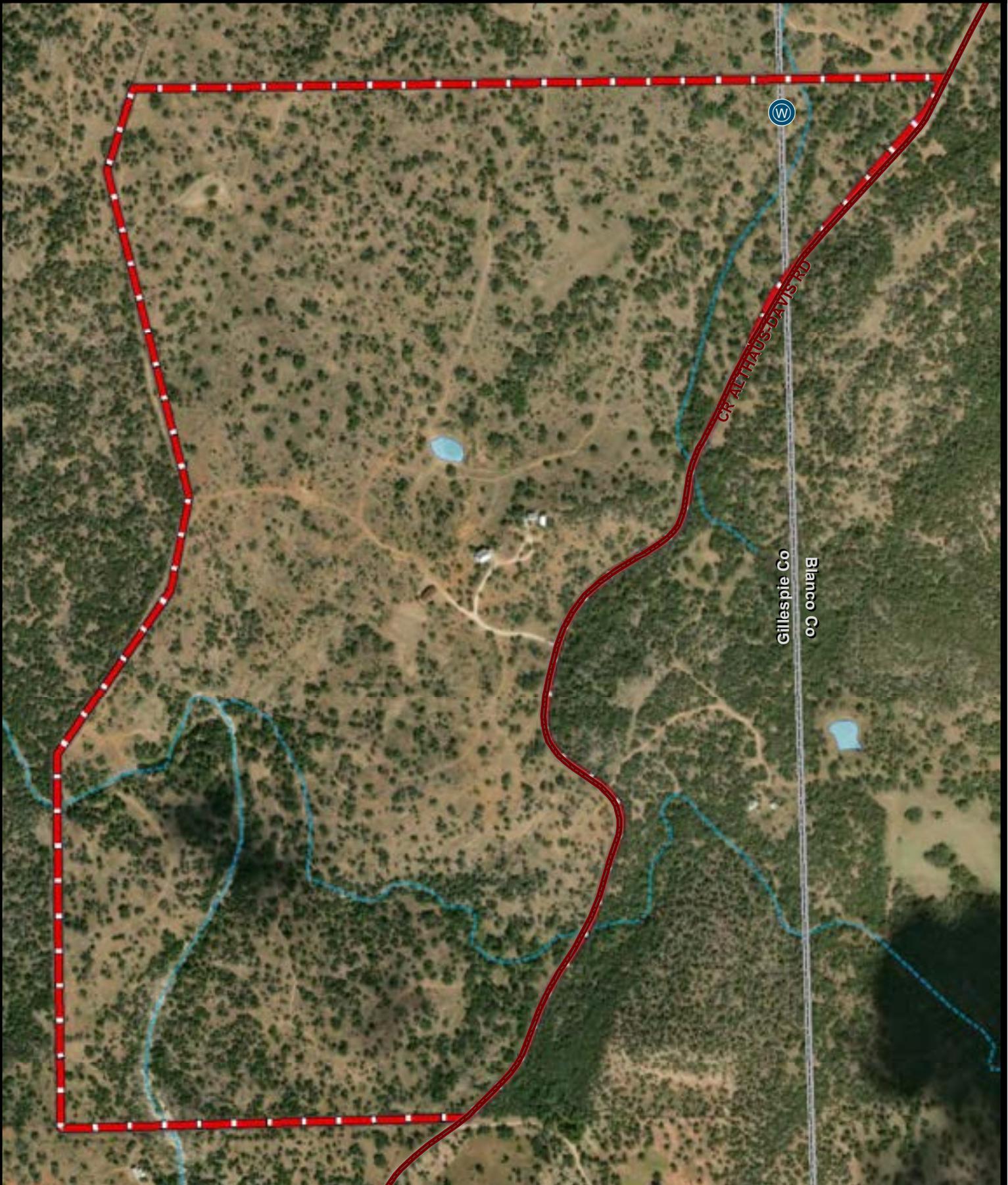
BIG BRANCH RANCH, as previously described herein (225.00± ac), is offered at \$4,825,000 in Cash or at Terms acceptable solely at the discretion of the Sellers. The conditions of sale are as follows:

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 of Fredericksburg, TX.
2. All Prospective Buyers must demonstrate to the satisfaction of the Seller, absolute financial capability to purchase the Ranch prior to scheduling an inspection of the Ranch.
3. Seller will offer basic title insurance and existing survey.
4. Buyers' Brokers are welcomed and invited to contact Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
5. The property lies in the Fredericksburg ISD.
6. Property Address: 3503 Althaus Davis Road, Fredericksburg, TX 78624.
7. Property carries Agricultural Exemption for cattle grazing with Gillespie County.
8. The ranch has a Conservation Easement with the Texas Land Conservancy which allows for an additional 8+/- acre development area (*refer to enclosed map at end of packet*).
9. The 2024 ag-exempt property taxes were approx. \$ 13,195.83 (per Gillespie CAD).
10. The property has not been commercially, or lease hunted for at least the last 27 years.



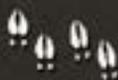
This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, 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.

BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE



1 inch = 515.39 feet

0 0.045 0.09 0.135 Miles

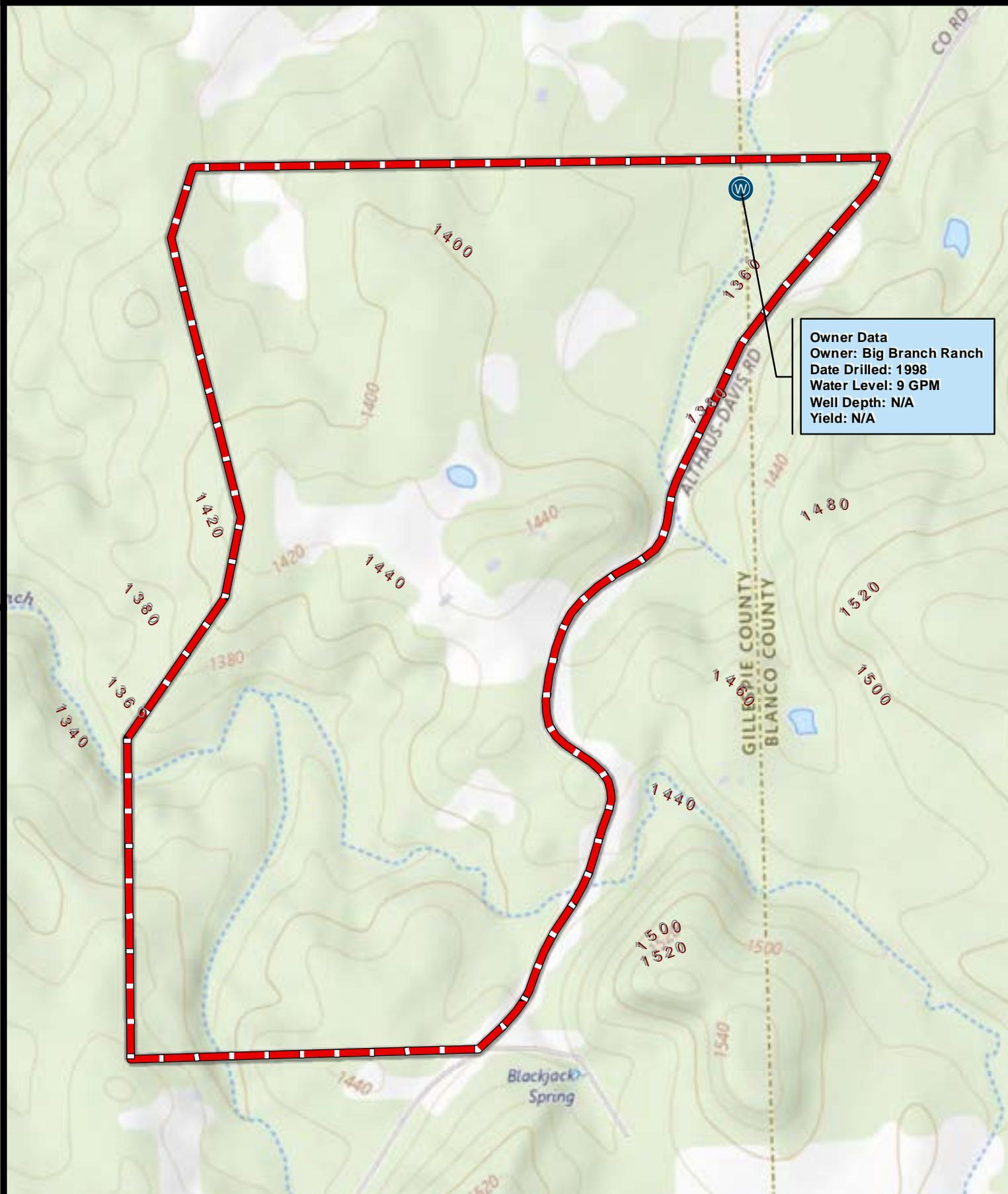


302 E. Main Street, Johnson City, TX 78636
Office (830) 481-4444
www.AndersRanchRealty.com



Anders Realty
PORTEFORS OF FINE TEXAS RANCHES

BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE



Owner Data
Owner: Big Branch Ranch
Date Drilled: 1998
Water Level: 9 GPM
Well Depth: N/A
Yield: N/A

1 inch = 604.17 feet



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PROVEYORS OF FINE TEXAS RANCHES

BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE



1 inch = 562.5 feet

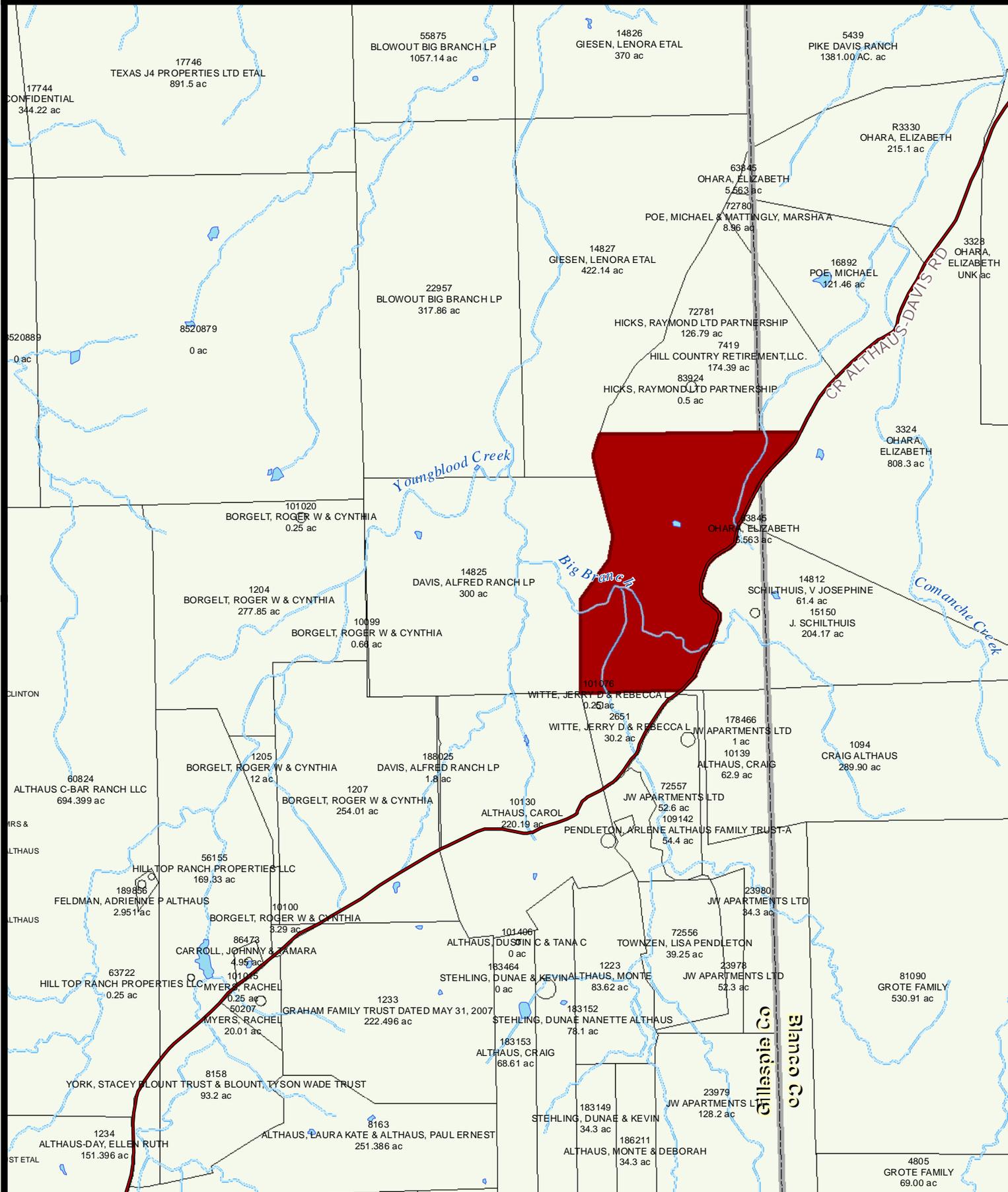
0 0.05 0.1 0.15 Miles

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1 inch = 2,083.33 feet

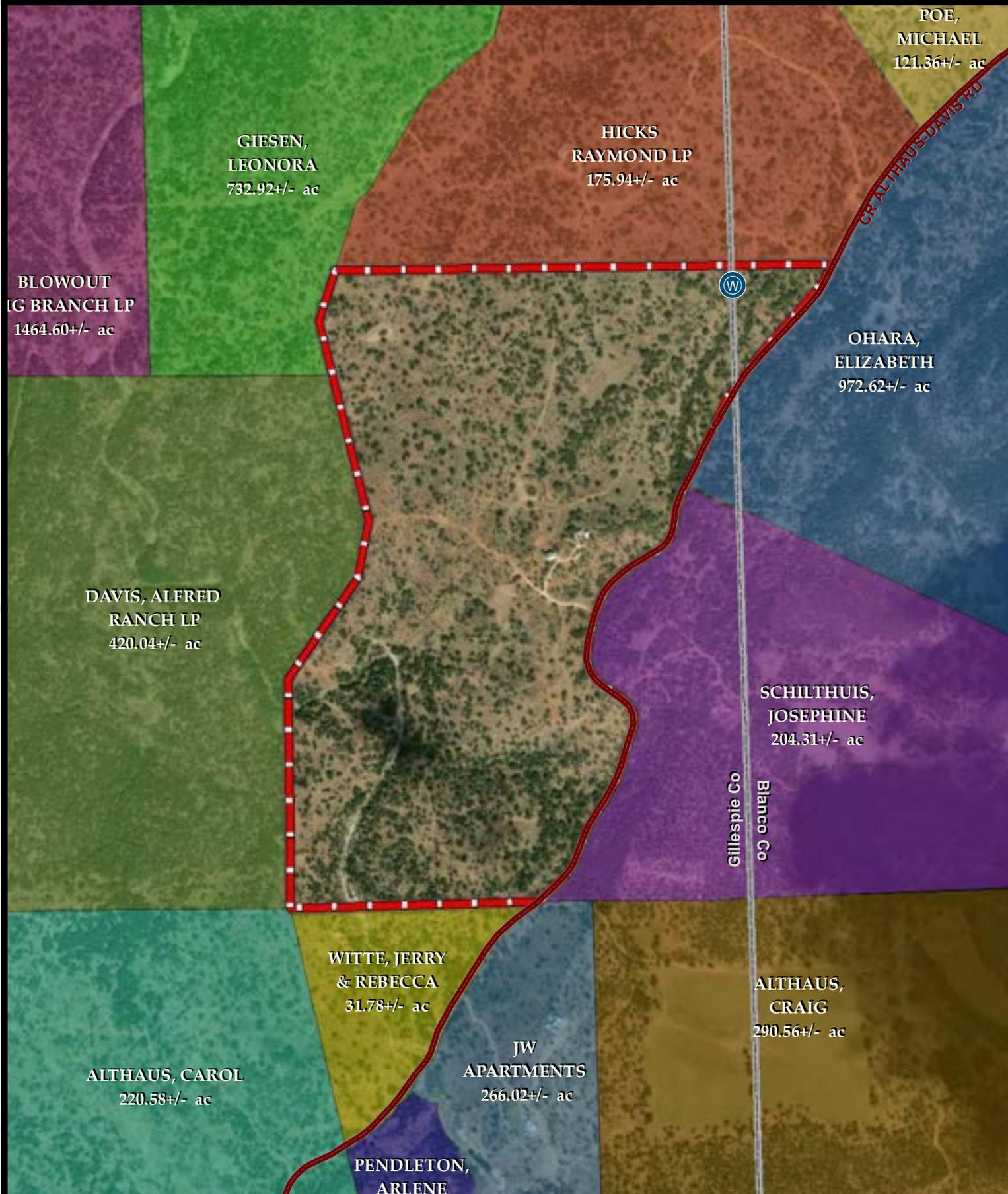


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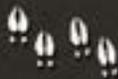


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 PURVEYORS OF FINE TEXAS RANCHES

BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE



1 inch = 843.75 feet

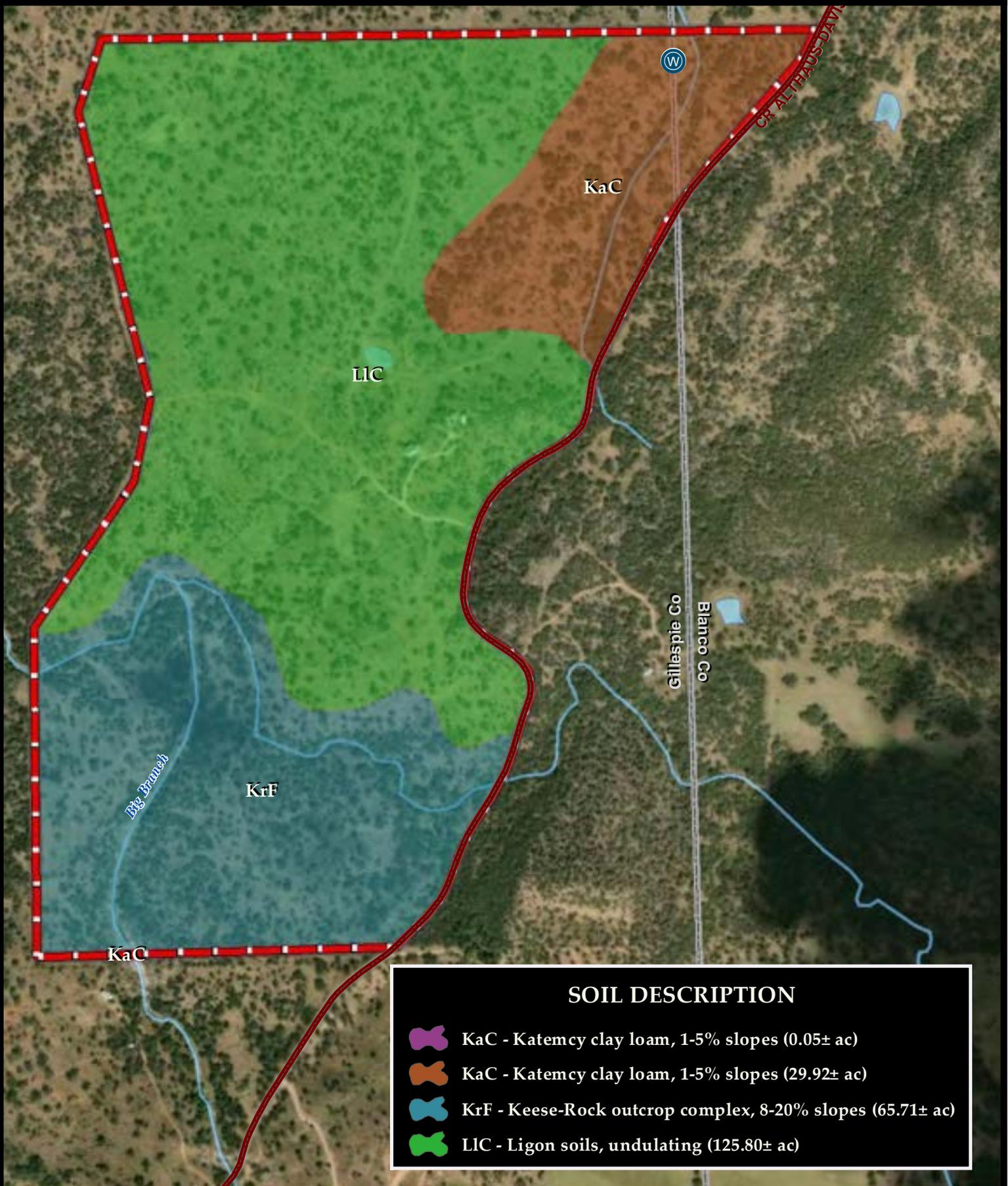


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PROVEYORS OF FINE TEXAS RANCHES

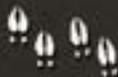
BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE



SOIL DESCRIPTION

-  KaC - Katemcy clay loam, 1-5% slopes (0.05± ac)
-  KaC - Katemcy clay loam, 1-5% slopes (29.92± ac)
-  KrF - Keese-Rock outcrop complex, 8-20% slopes (65.71± ac)
-  LIC - Ligon soils, undulating (125.80± ac)

1 inch = 583.33 feet

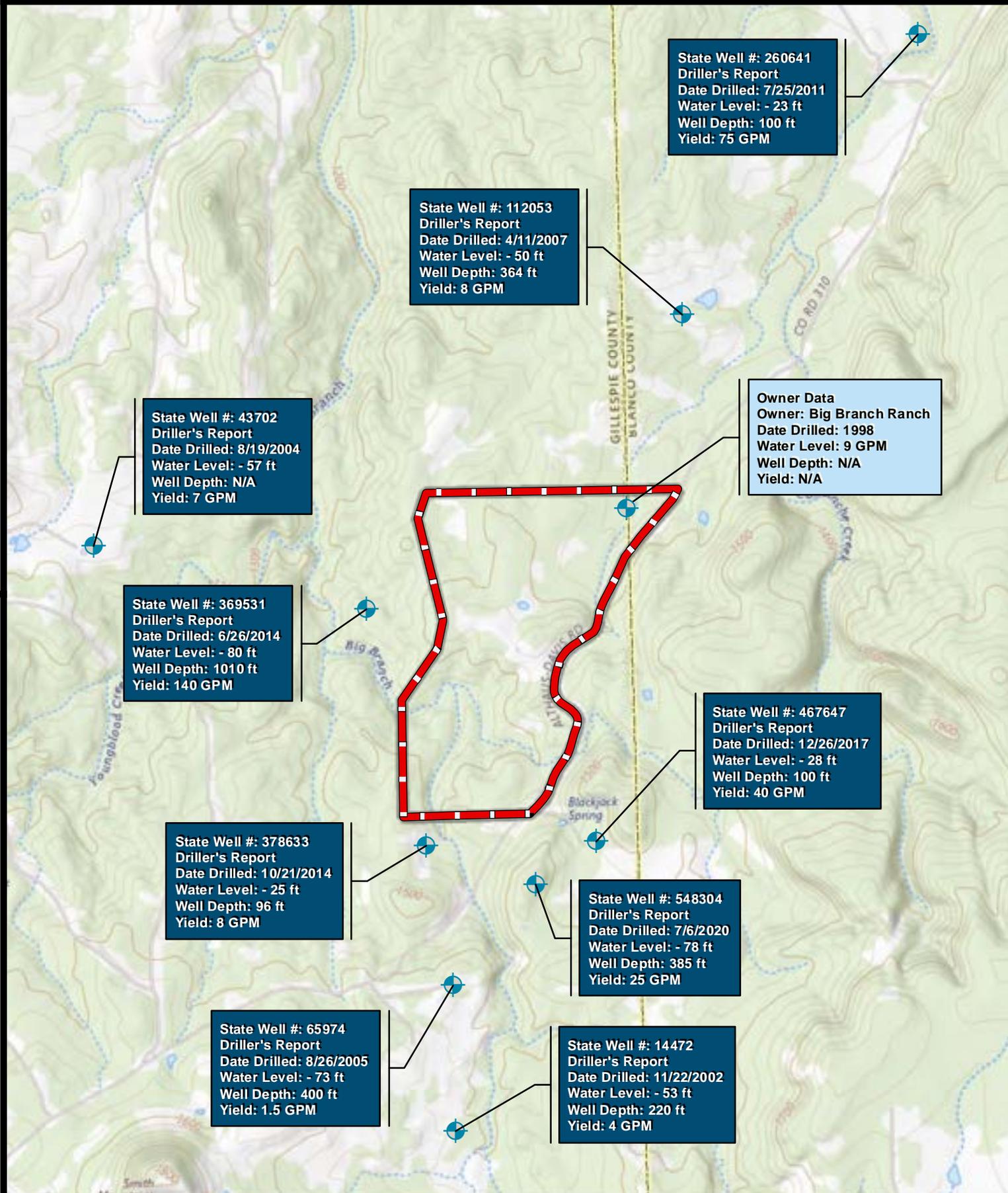


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Anders Realty
PROFESSIONALS OF FINE TEXAS RANCHES

BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE



1 inch = 1,662.13 feet



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 PURVEYORS OF FINE TEXAS RANCHES



UPPER GUADALUPE RIVER AUTHORITY ENVIRONMENTAL LABORATORY

Request for Analysis or Service

RESULTS TO: Padgett Real Estate
PO BOX 13
Fredericksburg, TX 78624

Phone: (830) 997-9108
Fax: (830) 990-0345

Point of Collection: At the well itself **Water Source:** Well
Chlorinated: Yes No **Date & Time of Collection** 5/18/98 @ 1:00 pm
Collected By: Bo Padgett **Delivered By:** Bo Padgett
Comments: _____

Analysis or Service

Standard Water Analysis

<u>Test</u>	<u>Method</u>	<u>Result</u>	<u>per volume of measure</u>
Total Hardness	SM 2340 C	298	mg/l
Iron	H 8008	0.2	mg/l
Sulfate	H 8051	346	mg/l
Nitrate	H 8171	0.7	mg/l
Fluoride	H 8029	0.5	mg/l
Chloride	SM 4500 B	44	mg/l
pH	SM 4500-H B	6.6	std. units
Conductivity	SM 2510 B	763	umhos/cm
Total Dissolved Solids	SM 2540 C	496	mg/l
Total Coliform	TDH Approved Method	Absent	Absent/Present
<i>E. Coli</i> Bacteria	TDH Approved Method	Absent	Absent/Present

Log In Number: 16934

INSPECTIONS

Hill Country Underground Water
Conservation District
508 South Washington
Fredericksburg, Texas 78624

RANDH
WATER
USE

Phone #830.997.4472 Fax #830.997.6721
Email Address: hcuwcd@austin.rr.com
Website: www.hcuwcd.org

J. Philip Ferguson
2301 Kingston St.
Houston, Texas 77019

Report Of Water Used For Year Ending 2012

HCUWCD Permit#: PL-00121
Amount Permitted Annually (Gallons): 163000
Property Address: 3403 Althaus-Davis Road

Please complete the below form for the above referenced permit and return it to the District at the above address by February 15, 2013 or email the information to hcuwcd@austin.rr.com. The purpose of this form is to be used to report the amount of water used annually for individuals or entities with production permits.

Please note:

- If there are **changes in the ownership or address** from those currently on file with the District, please contact our office in writing, by phone or email.
- In the future should you **prefer the year end water usage report be sent to you by email**, please provide your email address: _____

WHEN READING THE METER, INCLUDE ALL DIGITS ON THE METER INCLUDING ALL 0'S AND THE STATIONARY BLUE OR BLACK NUMBER. DO NOT ADD ANY DECIMALS.

Example

White #'s			Black #'s		Blue or Black Stationary #
5	0	5	1	9	0

Meter reading is:
505.190

Detach here and return to the above address:

HCUWCD Permit #: PL-00121

Date Read	2/10
Current Reading	299,500

sent by
email

No water use was reported this year because (explain): _____

I hereby certify that the information provided herein is, to the best of my knowledge and belief, true and correct.

Name

Title

Below is the previous annual amounts reported to the District since the permit was approved.
 HCUWCD Permit #: PL-00121

	Meter Reading	Amount Reported In Gallons	Excess Or Shortfall Permit Amount
2002			
2003			
2004			
2005			
2006			
2007			
2008			
2009	13950	13950	-149050
2010	82960	69010	-93990
2011	187770	104810	-58190

2012

211,730

111,730

-51,270



LEGEND
 ● 1/2 inch dia. iron rod found
 ○ 3/8 inch dia. iron rod set

Jose Gabo
 Sur. No. 1/2
 Abst. No. 223

Abst. No. 548
 Abst. No. 1211

Thomas Quirck Survey No. 192

LINE	LENGTH	BEARING
L1	24.22	S82°30'00"W
L2	24.22	S82°30'00"W
L3	24.22	S82°30'00"W
L4	24.22	S82°30'00"W
L5	24.22	S82°30'00"W
L6	24.22	S82°30'00"W
L7	24.22	S82°30'00"W
L8	24.22	S82°30'00"W
L9	24.22	S82°30'00"W
L10	24.22	S82°30'00"W
L11	24.22	S82°30'00"W
L12	24.22	S82°30'00"W
L13	24.22	S82°30'00"W
L14	24.22	S82°30'00"W
L15	24.22	S82°30'00"W
L16	24.22	S82°30'00"W
L17	24.22	S82°30'00"W
L18	24.22	S82°30'00"W
L19	24.22	S82°30'00"W
L20	24.22	S82°30'00"W



A metes and bounds description accompanies this plot.
 This survey was prepared without the benefit of a title commitment and may be subject to easements, setbacks, restrictions and potential R.O.M. takes not shown herein.
 I, Dale Allen Sulzemeier, a Registered Professional Land Surveyor, do hereby certify that this plot and accompanying legal description were prepared from an on the ground survey performed under my direction and supervision.

Dale Allen Sulzemeier
 Dale Allen Sulzemeier
 Registered Professional Land Surveyor
 No. 4542 - State of Texas



12/30/07

NOTES

Conservation Easement:

This property is protected by a conservation easement, ensuring that its natural habitats, scenic vistas, and ecological value are preserved in perpetuity, while still allowing for private use and enjoyment.

This ranch forms part of 1,776 contiguous acres that are permanently safeguarded against subdivision or fragmentation.

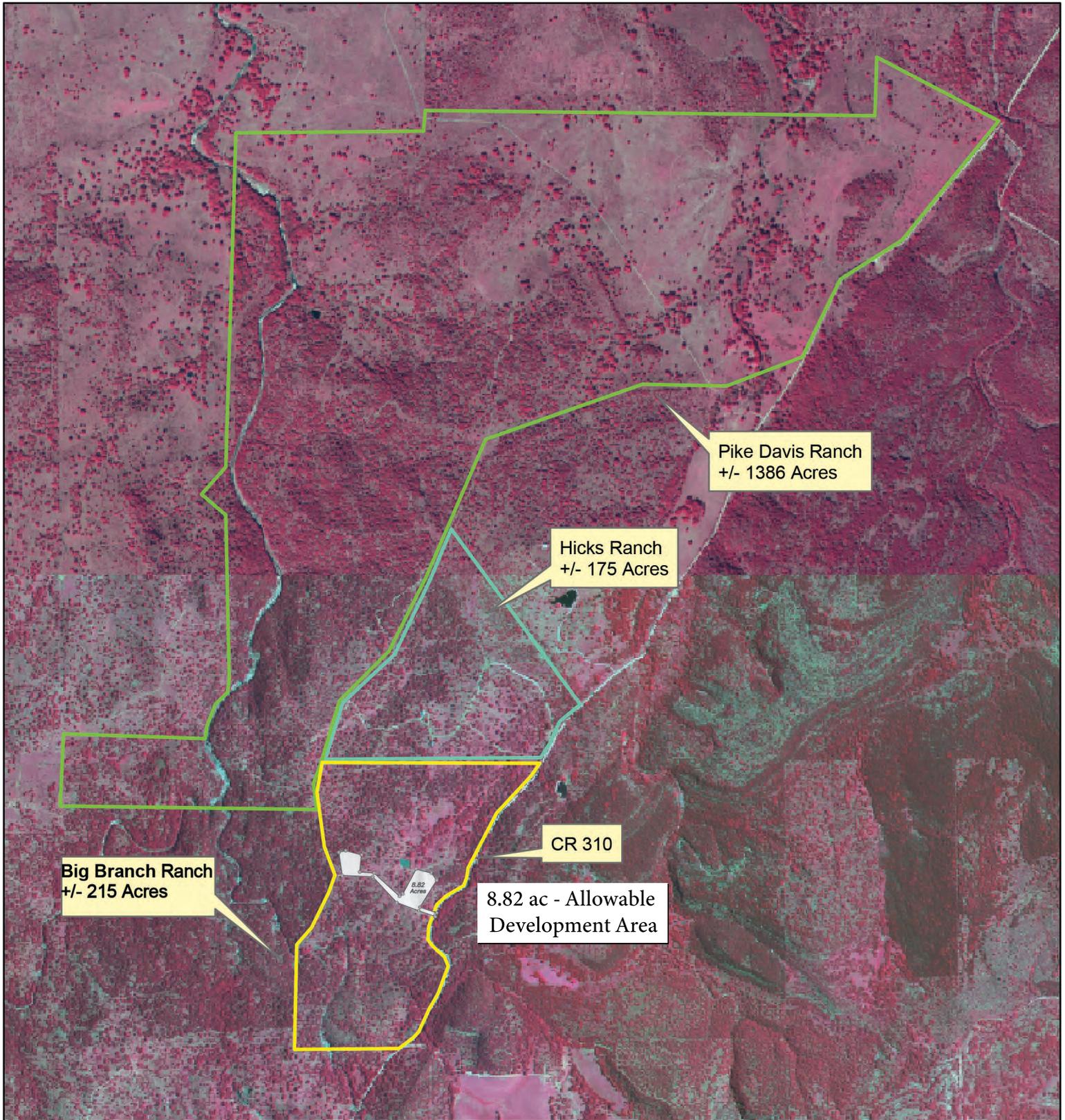
The neighboring landowners have shown a deep respect for the land and are actively committed to its long-term protection.

The ranch has a Conservation Easement with the Texas Land Conservancy which allows for an additional 8+/- acre development area.



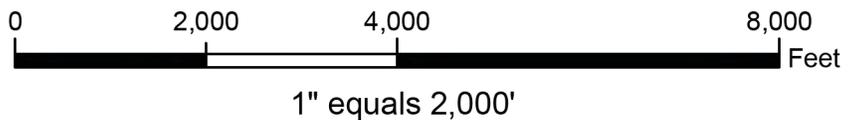
TEXAS LAND CONSERVANCY
Protecting the Nature of Texas.

**Big Branch, Pike Davis, & Hicks
Ranches 2004 Aerial Photograph
Gillespie and Blanco Counties
Texas Land Conservancy**



CONSERVATION EASEMENT

- Big Branch Ranch Boundary (Approx.)
- Pike Davis Ranch Boundary (Approx.)
- Hicks Ranch Boundary (Approx.)

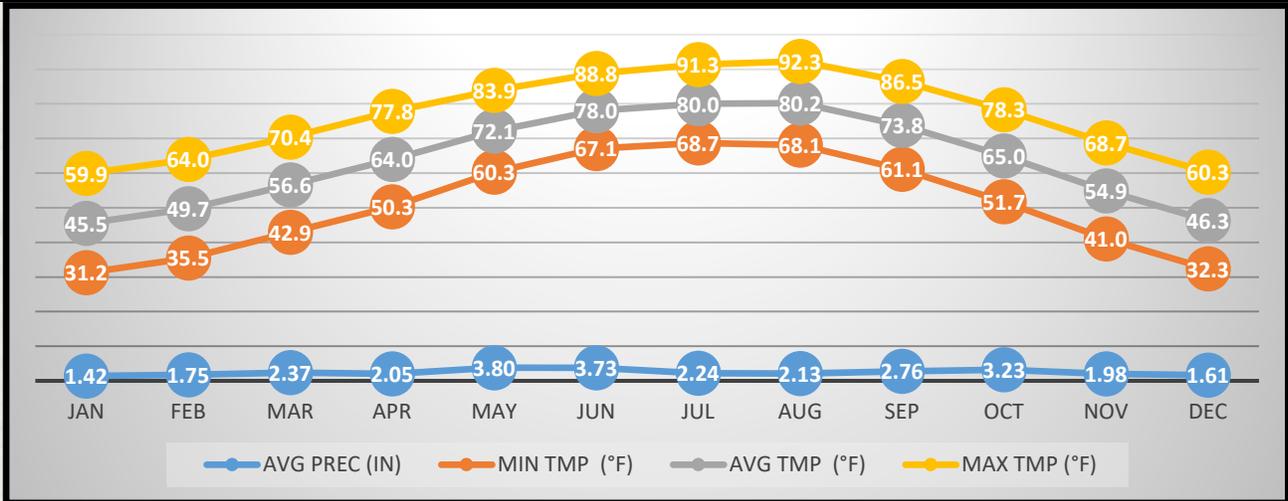


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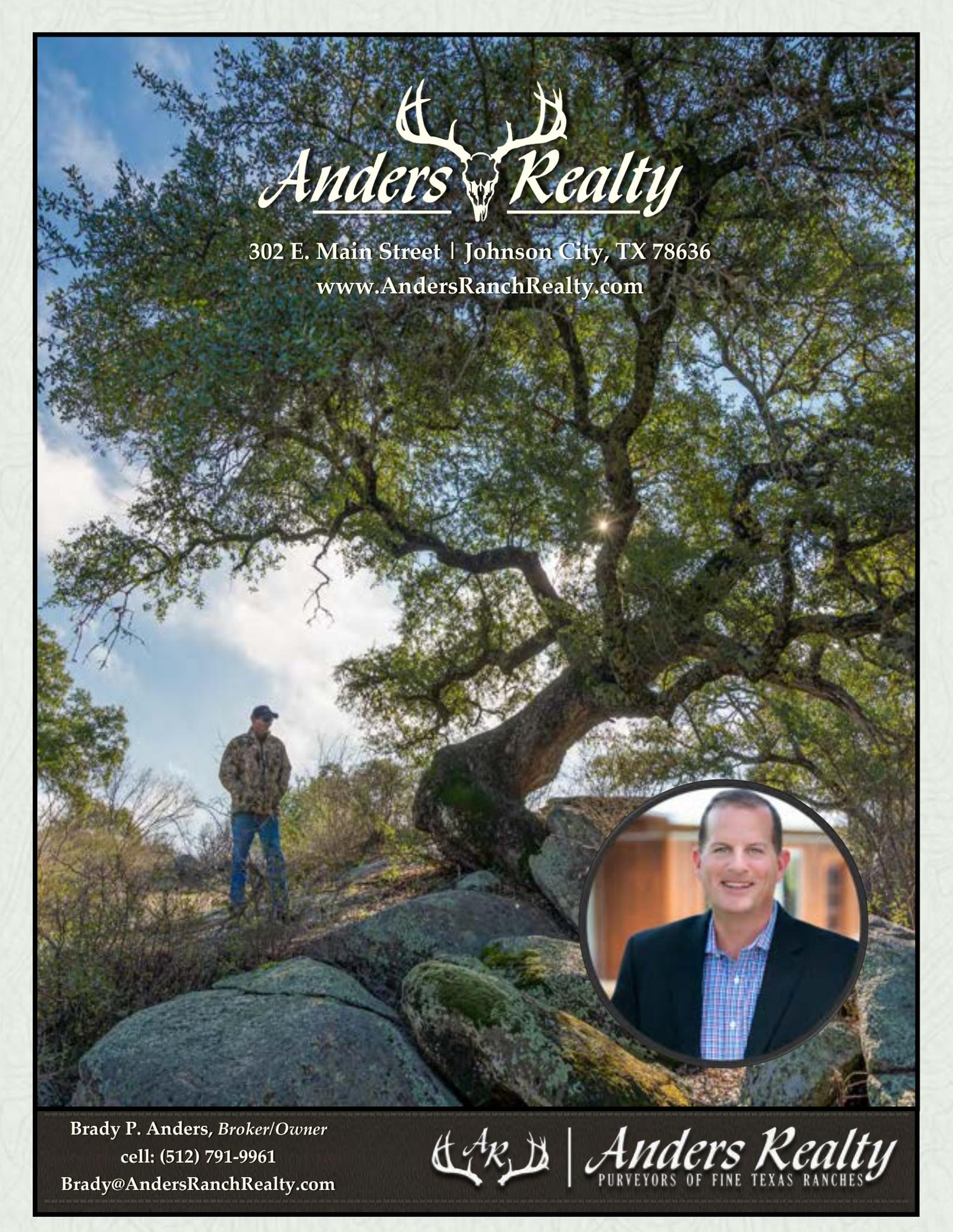
CLIMATE DATA

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
Ann	31.53	52.6	65.0	77.4



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



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Brady P. Anders, *Broker/Owner*

cell: (512) 791-9961

Brady@AndersRanchRealty.com



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