



PURVEYORS OF FINE TEXAS RANCHES

P.O. Box 3448 | Fredericksburg, TX 78624

**BLUEMONT**  
**24.74± Acres**  
**Gillespie County**

# BLUEMONT

24.74± Acres | Gillespie County

Stonewall, Texas



*Anders*  *Realty*  
PURVEYORS OF FINE TEXAS RANCHES

# BLUEMONT

24.74± AC · STONEWALL, TEXAS

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*- MULTIPURPOSE VENUE -  
IN THE HEART OF THE US-290  
HILL COUNTRY WINE CORRIDOR*

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## LOCATION & ACCESS



Located in the heart of the Texas Hill Country AVA, the property is located just 15 minutes east of charming Fredericksburg (great restaurants, music venues, shopping, hospital, supplies) and 2 minutes west of Stonewall. Other nearby popular wineries include Grape Creek Vineyards, Heath Sparkling Wines, and Messina Hof. Central Austin is a 1-hour, 15-minute drive via US-290 and San Antonio is 1-hour, 20-minute drive

via US-87 and I-10. The property has deeded frontage along US-290 that serves as the entry to the property.





## IMPROVEMENTS

### *Event Center*

The Event Center, consisting of 4,150 SqFt, is the center piece of the property and was completed in 2012. The building features a large dining/gathering area, an abundance of windows to let in natural light, wood floors, and a gorgeous vaulted ceiling with exposed wood beams. There is a full commercial kitchen (equipment included), storage, and an office adjacent to the main seating area. A 2,150 SqFt wood decked porch surrounds the building on three sides. There are separate men's and women's restrooms on each side of the building.











## *Original Tasting Room*

This building has 1,875 SqFt of inside space, was completed in 2002, and sits adjacent to the Event Center. A tasteful stone patio separates the Event Center and the Original Tasting Room. The main room has a fireplace, small seating area, and a wine bar. Attached to the main room is a small kitchen and restroom. There is also a 1 BR, 1 BA apartment on the 2<sup>nd</sup> level. There is a 3,525 SqFt wood decked porch attached to the rear of the building that provides a picturesque sitting area for guests.











## *Tiny Homes*

There are three (3) tiny homes on the property that could serve as B&B cabins or staff housing. The tiny homes are all in excellent condition and are fully furnished. Floor plans for each structure are included in this package. The tiny homes are:

1. Champion 1 BR / 1 BA, 399 SqFt - Porch model
2. Athens Champion 1 BR / 1 BA, 399 SqFt – Park model
3. Stone Canyon 1 BR / 1 BA, 399 SqFt – Echoe model



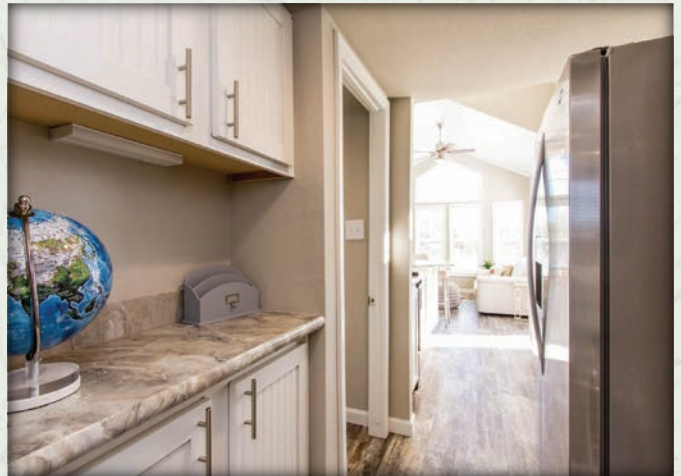






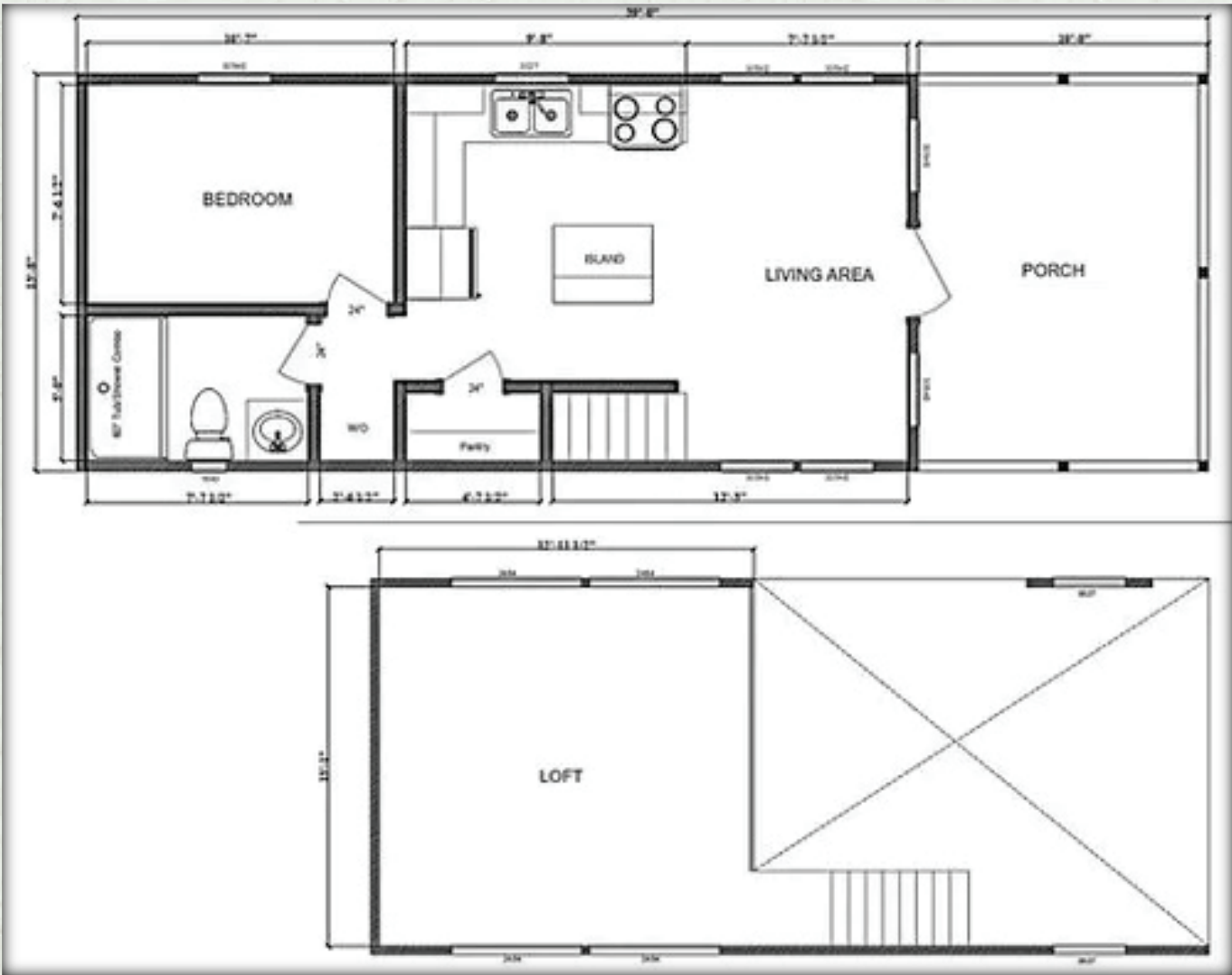








Stone Canyon 1 BR / 1 BA, 399 SqFt – Echoe model





## *Winery*

The Winery has 70'x90' footprint and consists of 5,165 SqFt of inside space with 1,065 SqFt of attached covered porches. The main center area of the building houses the winery tanks and serves as the primary wine production area. Off of the main production area on both sides of the building sits storage areas for finished product. There is a bathroom and small office/storage room inside the production area.



## *Old Winery*

The Old Winery has 1,120 SqFt of inside space and 1,025 SqFt of attached covered porches. The building was completed in 2002 and it currently used for equipment and wine storage. The Old Winery is connected and adjacent to the Winery via a continuous concrete patio.



## *Winery Equipment*

The following equipment is included in the offering:

### Stainless Winery Tanks

- Four (4) – 8,500 liter Letina fermentation tanks
- Four (4) – 6,000 liter Letina fermentation tanks
- Two (2) – 4,400 liter Niko fermentation tanks
- One (1) – 2,000 liter Toscana Inox fermentation tank
- Two (2) – 1,000 gal Zero fermentation tanks
- One (1) – 6,400 liter grape press

### Other Equipment

- All other wine production equipment
- All furniture (indoor and outdoor) and fixtures in the Event Center and Original Tasting Room
- All commercial kitchen equipment
- All commercial flatware, glassware, and silverware
- All components of the water wells, public water system, and irrigation equipment







### *BBQ Pavilion, Garage, & Metal Carport*

There is a covered BBQ pavilion that sits adjacent to the Event Center that serves as an outdoor cooking area. A 900 SqFt, 2-car garage with storage area sits just south of the BBQ Pavilion, as well as a 490 SqFt, 2-car metal carport.



## *Vineyard*

There is a 3.50 ac irrigated vineyard that sits adjacent to the Winery and Old Winery. The vineyard consists of about 2.5-ac of Malbec and 1-ac of Mourvèdre vines. The vineyard has historically produced approximately 2-3 tons of grapes per year.



## **WATER**

There are two (2) water wells on the property; the Winery/Irrigation well and the Event Center/Tasting Rooms well, both of which are permitted through the Hill Country Underground Water Conservation District. An annual water production log must be provided to the district for both wells. Domestic water use from either well does not have a production cap. For example, if a home were built on the property in the future and water was sourced from either well, “domestic” use production is unlimited.

The Winery/Irrigation well has a capacity of 50 GPM and is the water source for the wine production facility and vineyard irrigation. Excluding domestic use, annual production from this well is capped at 10.5-acre feet of water or 3,421,436 gallons.

The Event Center/Tasting Rooms well produces 35 GPM and is the source for the TCEQ approved Public Water System (permit will need to be renewed). Excluding domestic use, annual production from this well is capped at 1-acre foot of water or 325,851 gallons.



## LAND & WILDLIFE

The property is relatively level with some slight roll, providing scenic views of the surrounding Pedernales River Valley. The west side of the property consists of a beautiful Post Oak dominated wooded area that backs up to the Event Center and the Original Tasting Room. Not only are these woods a gorgeous backdrop, they are favorite area of the resident white-tail and axis deer herds. There is an ample amount of additional vacant space that could be planted in vines or could be utilized for additional vertical improvements. The acreage breakdown is as follows:

- 3.50 ac - Vineyard
- 9.00 ac - Woods
- 4.75 ac - Open Space
- 2.75 ac – Improvements
- 5.00 ac - Entry Road & Parking
- ±25.00 ac – Total**

## DEED RESTRICTIONS

The following restrictions were placed on the property in 1998.

1. Mobile homes are not allowed as a permanent residence of office on the property, but can be used as a temporary residence for up to 18 months from the time they are moved onto the property. Any residence shall have an approved septic and well on the property within 21 days of the time the mobile is moved on the property.
2. No junkyards or storage of any type of toxic, hazardous, or environmentally unsafe material or waste is allowed on the property.
3. No public landfill or public sewage facility allowed.
4. No swine except for 4-H or FFA project that will be limited to 4 swine per child per season.





## SUMMARY

Bluemont is located in the heart of the Texas Hill Country wine corridor with easy access to Fredericksburg and all of the attractions that draw millions to the area every year. With its attractive improvements, wine production facilities, and established vineyard, this turnkey operation offers an opportunity to have a significant footprint in the Texas Hill Country AVA, the 3<sup>rd</sup> largest AVA in the country.



## FINANCIAL / TITLE

BLUEMONT, as described herein (24.737± ac), is offered at \$3,249,000 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 of Fredericksburg, TX.
2. The Sellers 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 Sellers will provide an existing survey.
4. Mineral rights which the Sellers own 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. Property Address: 662 Woodrose Lane, Stonewall, TX 78671.
8. The 2025 property taxes were \$ \$32,734.75.



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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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# BLUEMONT | 24.74 ± AC | GILLESPIE

State Well #: PI-00122  
HCUWCD Report  
Date Drilled: 7//16/1998  
Water Level: - 48 ft  
Well Depth: 183 ft  
Yield: 50 GPM



State Well #: 452887  
Driller's Report  
Date Drilled: 5/3/2017  
Water Level: - 83 ft  
Well Depth: 300 ft  
Yield: 35 GPM



1 inch = 184.88 feet  
0 0.015 0.03 0.045 Miles



P.O. Box 3448, Fredericksburg, TX 78624  
Jeremy Lacy (830) 225-0595  
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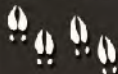
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# BLUEMONT | 24.74 ± AC | GILLESPIE



1 inch = 163.37 feet

0 0.015 0.03 0.045 Miles

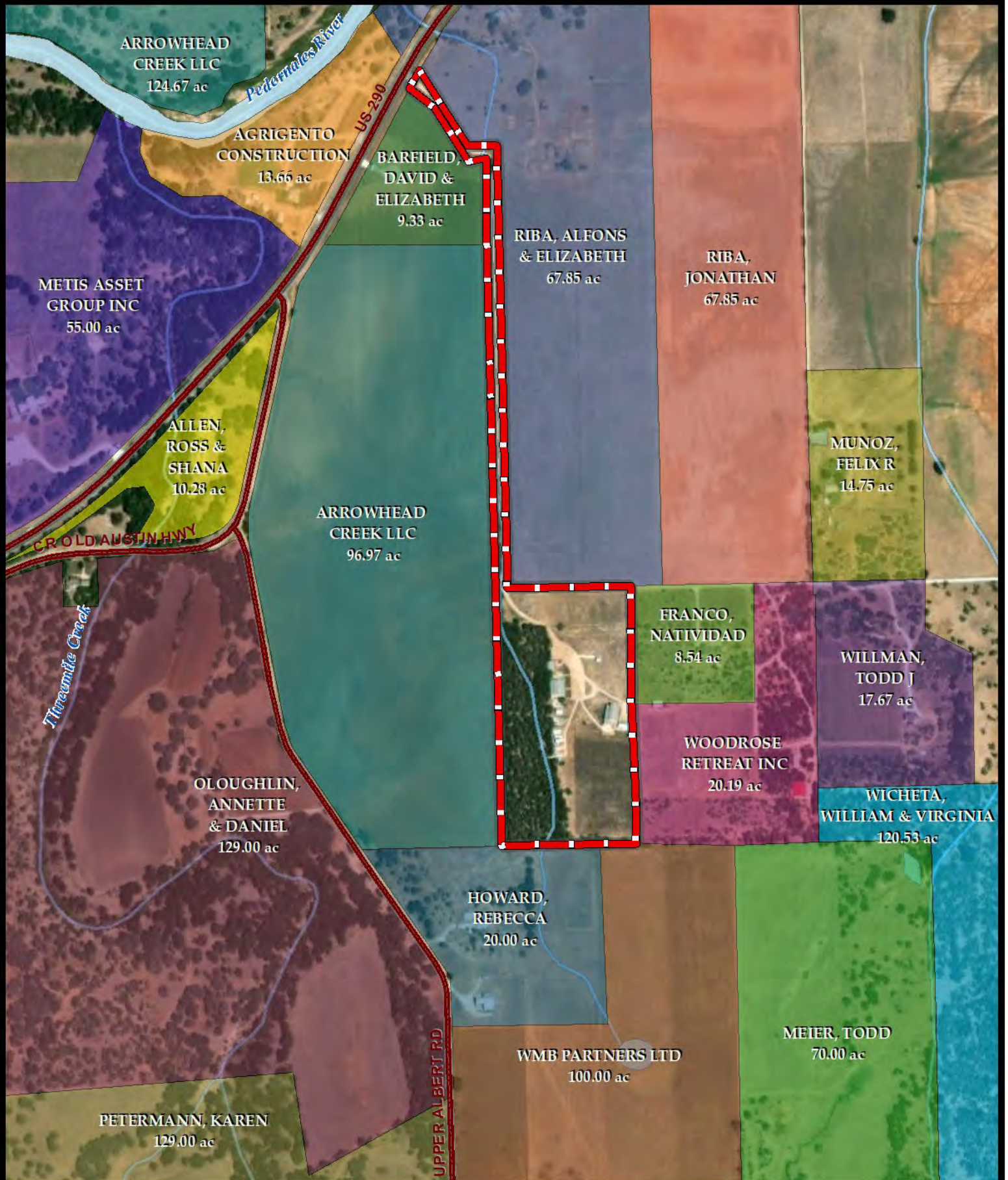


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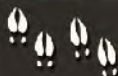
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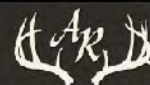


1 inch = 638.8 feet

0 0.055 0.11 0.165 Miles



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# BLUEMONT | 24.74 ± AC | GILLESPIE

State Well #: 283700  
 Driller's Report  
 Date Drilled: 3/6/2012  
 Water Level: - 89 ft  
 Well Depth: 145 ft  
 Yield: 60 GPM

State Well #: 352942  
 Driller's Report  
 Date Drilled: 1/27/2014  
 Water Level: - 47.5 ft  
 Well Depth: 145 ft  
 Yield: 100+ GPM

State Well #: 289111  
 Driller's Report  
 Date Drilled: 3/8/2012  
 Water Level: - 40 ft  
 Well Depth: 165 ft  
 Yield: 30 GPM

State Well #: 74335  
 Driller's Report  
 Date Drilled: 1/17/2006  
 Water Level: - 23 ft  
 Well Depth: 130 ft  
 Yield: 100+ GPM

State Well #: 193538  
 Driller's Report  
 Date Drilled: 9/10/2009  
 Water Level: - 34 ft  
 Well Depth: 465 ft  
 Yield: 25 GPM

State Well #: 121514  
 Driller's Report  
 Date Drilled: 8/30/2007  
 Water Level: - 45 ft  
 Well Depth: 120 ft  
 Yield: 75+ GPM

State Well #: 237746  
 Driller's Report  
 Date Drilled: 12/10/2010  
 Water Level: - 25 ft  
 Well Depth: 155 ft  
 Yield: 200+ GPM

State Well #: 413168  
 Driller's Report  
 Date Drilled: 1/11/2016  
 Water Level: - 36 ft  
 Well Depth: 240 ft  
 Yield: 25 GPM

State Well #: 414601  
 Driller's Report  
 Date Drilled: 2/3/2016  
 Water Level: - 59 ft  
 Well Depth: 205 ft  
 Yield: 85 GPM

State Well #: 408415  
 Driller's Report  
 Date Drilled: 10/5/2015  
 Water Level: N/A  
 Well Depth: 120 ft  
 Yield: 80 GPM

State Well #: 138325  
 Driller's Report  
 Date Drilled: 3/26/2008  
 Water Level: - 22 ft  
 Well Depth: 275 ft  
 Yield: 300 GPM

State Well #: 123656  
 Driller's Report  
 Date Drilled: 9/19/2007  
 Water Level: - 52 ft  
 Well Depth: 246 ft  
 Yield: 17 GPM

State Well #: 387837  
 Driller's Report  
 Date Drilled: 2/10/2015  
 Water Level: - 45 ft  
 Well Depth: 100 ft  
 Yield: 80 GPM

State Well #: 138320  
 Driller's Report  
 Date Drilled: 3/26/2008  
 Water Level: - 23 ft  
 Well Depth: 160 ft  
 Yield: 150 GPM

State Well #: PI-00122  
 HCUWCD Report  
 Date Drilled: 7/16/1998  
 Water Level: - 48 ft  
 Well Depth: 183 ft  
 Yield: 50 GPM

State Well #: 505211  
 Driller's Report  
 Date Drilled: 3/3/2019  
 Water Level: - 50 ft  
 Well Depth: 160 ft  
 Yield: 80+ GPM

State Well #: 139264  
 Driller's Report  
 Date Drilled: 4/3/2008  
 Water Level: - 28 ft  
 Well Depth: 203 ft  
 Yield: 200+ GPM

State Well #: 452887  
 Driller's Report  
 Date Drilled: 5/3/2017  
 Water Level: - 83 ft  
 Well Depth: 300 ft  
 Yield: 35 GPM

State Well #: 66238  
 Driller's Report  
 Date Drilled: 8/4/2005  
 Water Level: - 79 ft  
 Well Depth: 720 ft  
 Yield: 50 GPM

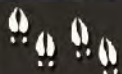
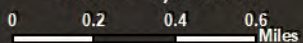
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 Driller's Report  
 Date Drilled: 6/5/2017  
 Water Level: - 58 ft  
 Well Depth: 200 ft  
 Yield: 35 GPM

State Well #: 350461  
 Driller's Report  
 Date Drilled: 12/30/2013  
 Water Level: - 60 ft  
 Well Depth: 122 ft  
 Yield: 30 GPM

State Well #: 89736  
 Driller's Report  
 Date Drilled: 7/19/2006  
 Water Level: - 76 ft  
 Well Depth: 242 ft  
 Yield: 27 GPM

State Well #: 5650  
 Driller's Report  
 Date Drilled: 2/25/2002  
 Water Level: - 64.25 ft  
 Well Depth: 243 ft  
 Yield: 30 GPM

1 inch = 2,500 feet

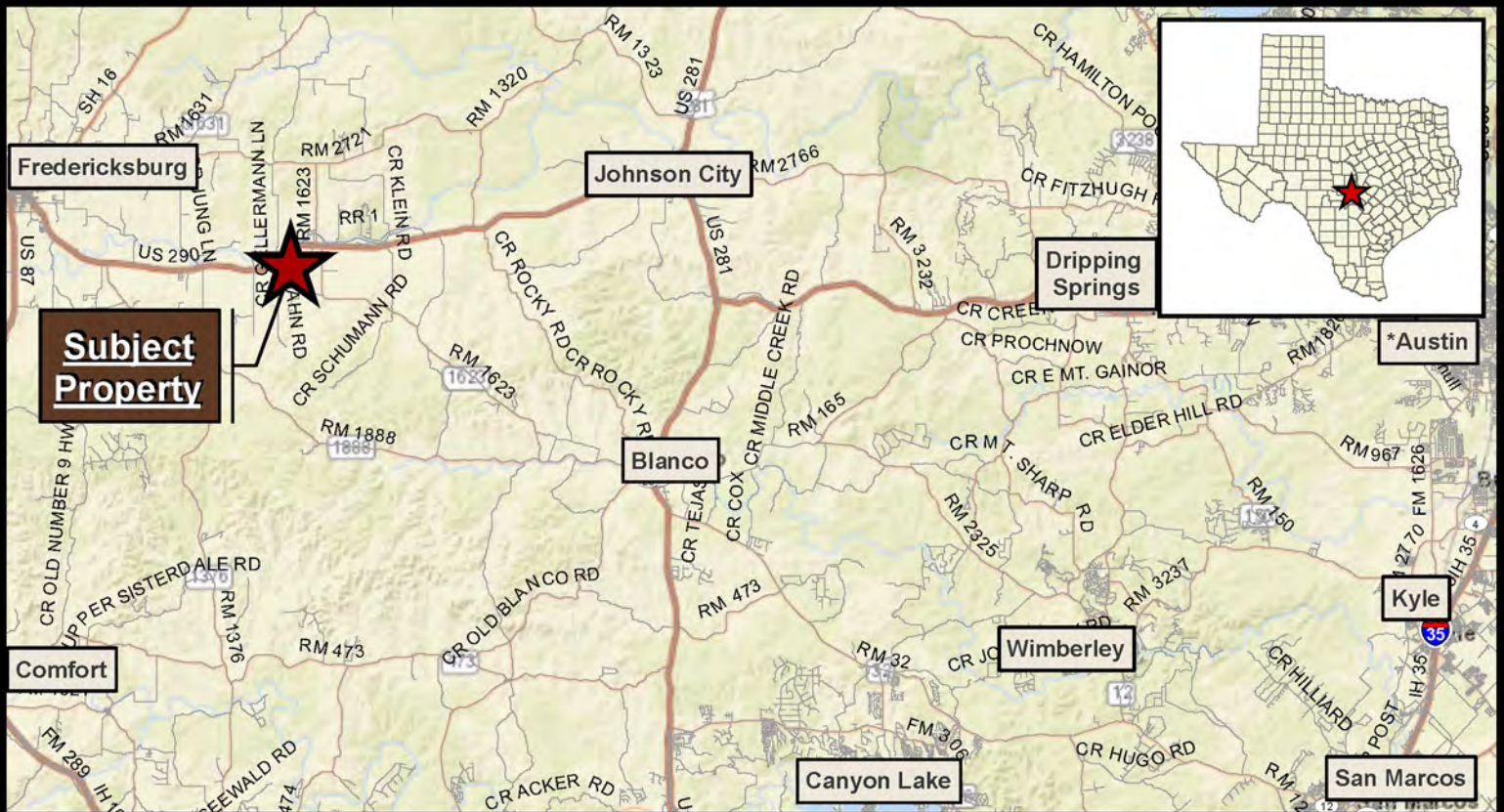
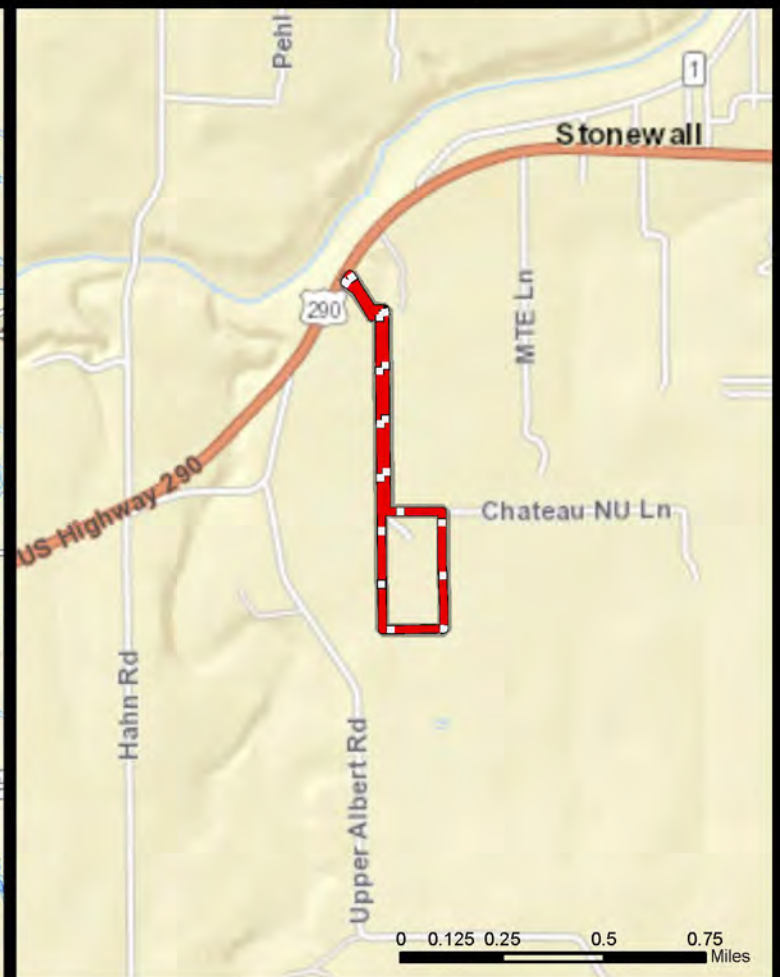
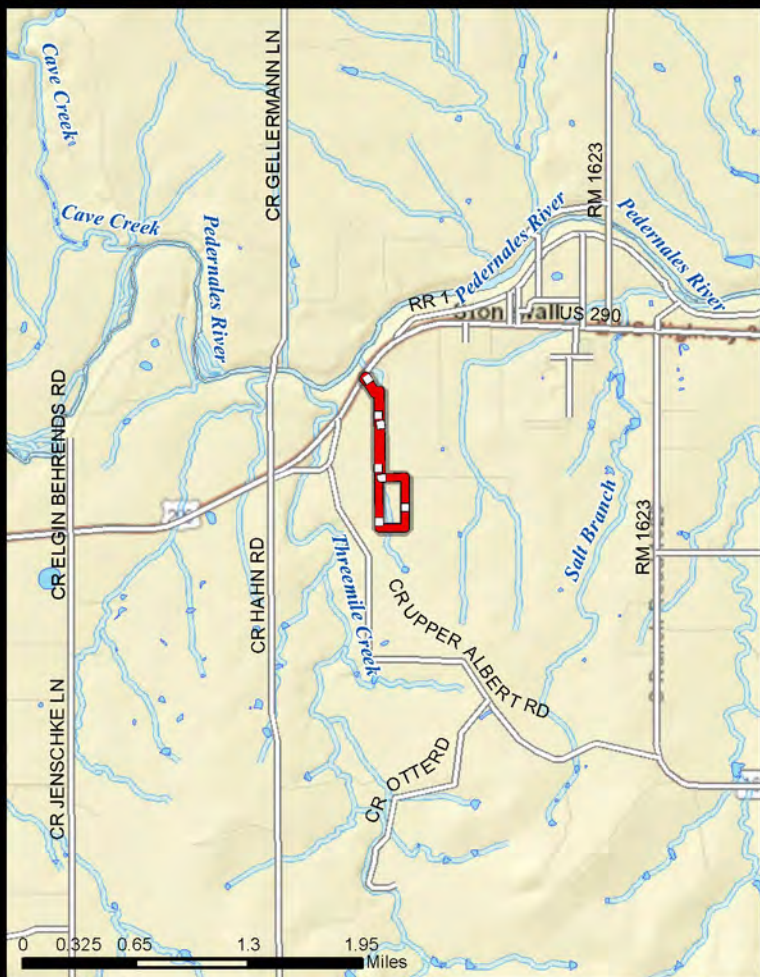


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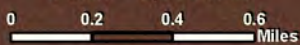


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# WOODROSE WINERY | 24.74 ± AC | GILLESPIE



1 inch = 2,500 feet



5431 E. US Hwy 290, Fredericksburg, TX 78624

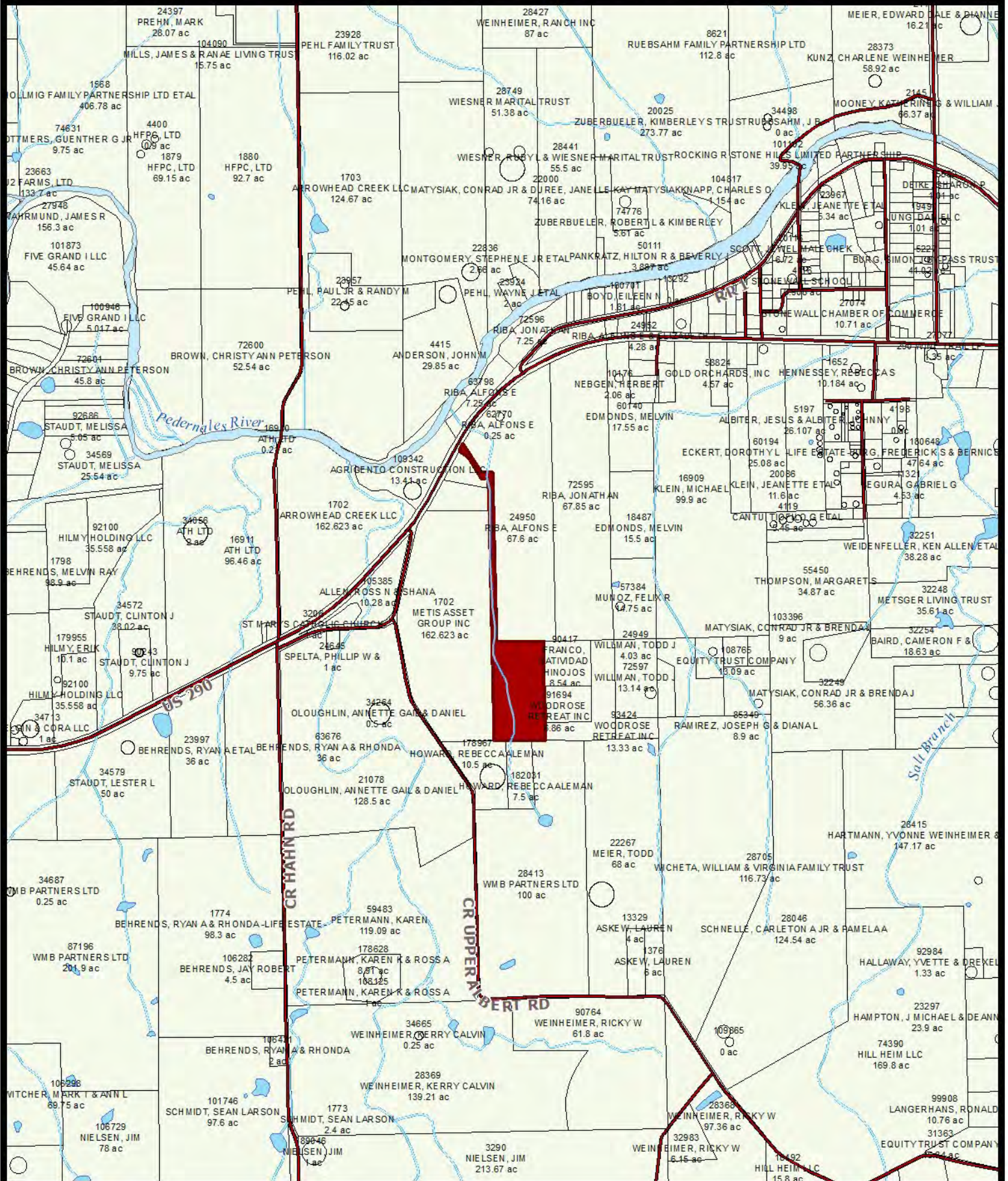
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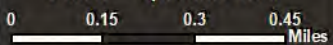


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# BLUEMONT | 24.74 ± AC | GILLESPIE



1 inch = 1,666.67 feet

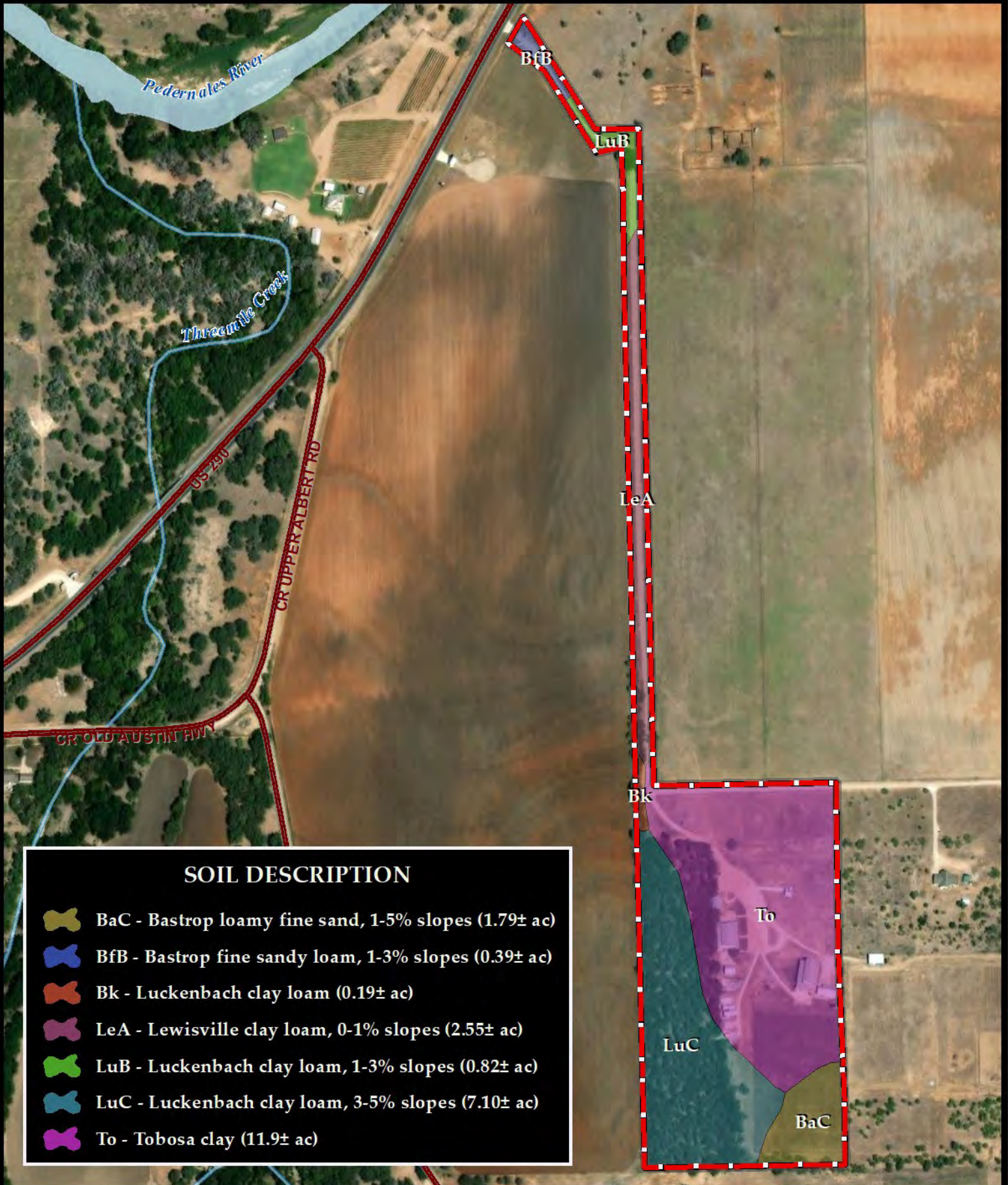


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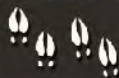
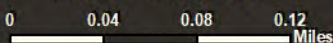
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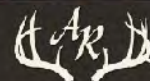
## SOIL DESCRIPTION

-  BaC - Bastrop loamy fine sand, 1-5% slopes (1.79± ac)
-  BfB - Bastrop fine sandy loam, 1-3% slopes (0.39± ac)
-  Bk - Luckenbach clay loam (0.19± ac)
-  LeA - Lewisville clay loam, 0-1% slopes (2.55± ac)
-  LuB - Luckenbach clay loam, 1-3% slopes (0.82± ac)
-  LuC - Luckenbach clay loam, 3-5% slopes (7.10± ac)
-  To - Tobosa clay (11.9± ac)

1 inch = 432.82 feet

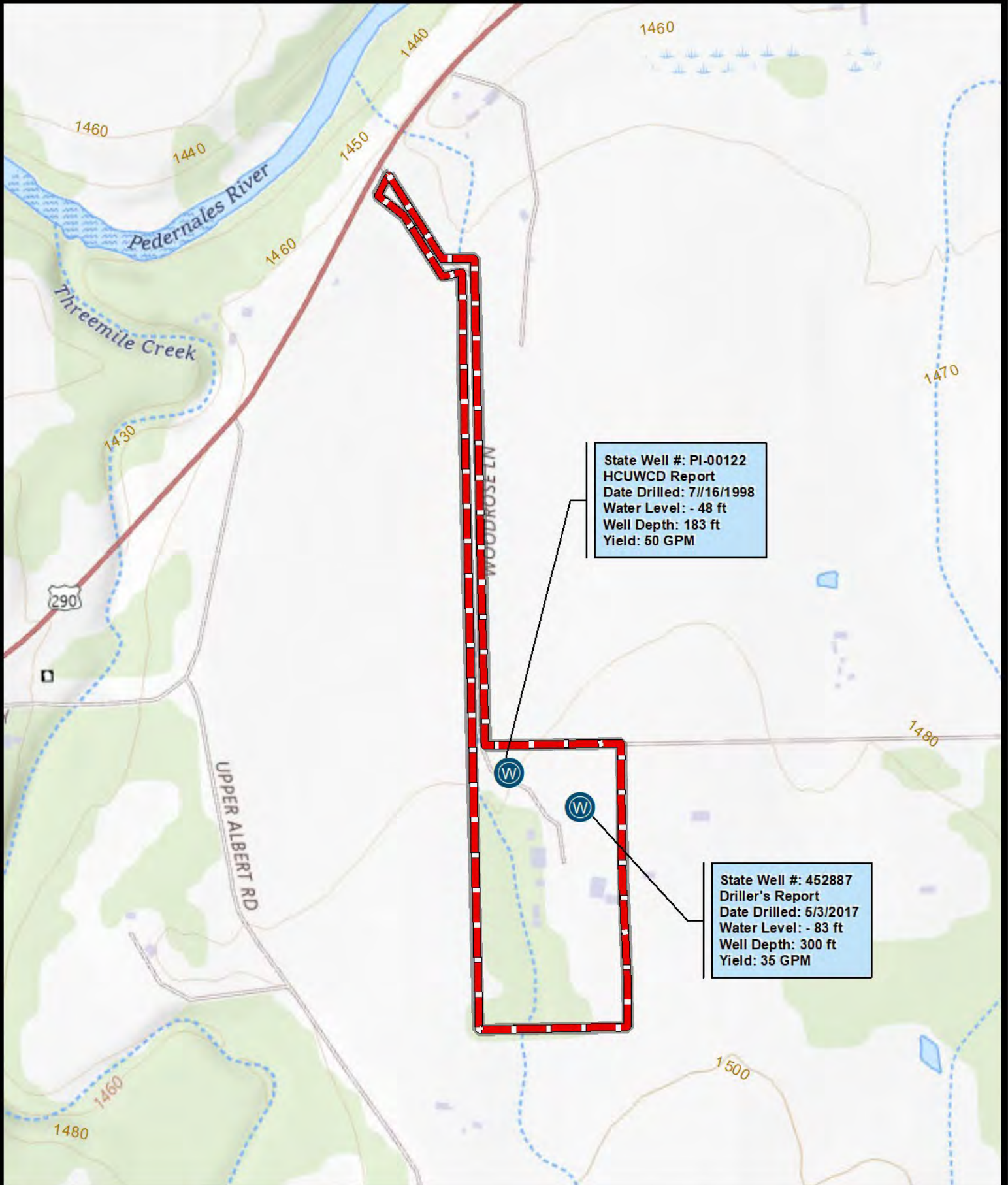


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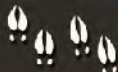
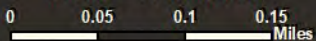


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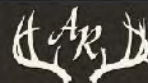
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1 inch = 583.33 feet



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# BROKERAGE INFORMATION



2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Buyer/Tenant/Seller/Landlord Initials

Date



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