

BIG BRANCH *Laneh*

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

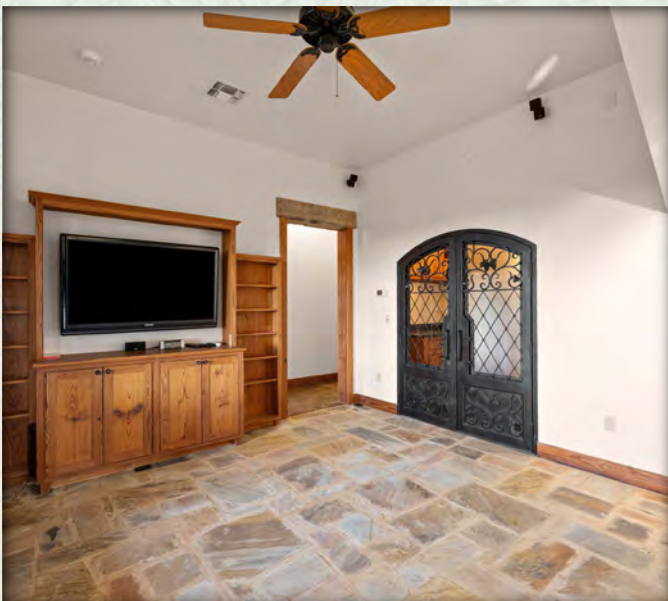
An exceptional opportunity to own 225± acres in the coveted northeast corner of Gillespie County and northwest corner of Blanco County, this stunning Hill Country property combines dramatic views, quality improvements, reliable water features, and permanent land preservation through a conservation easement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



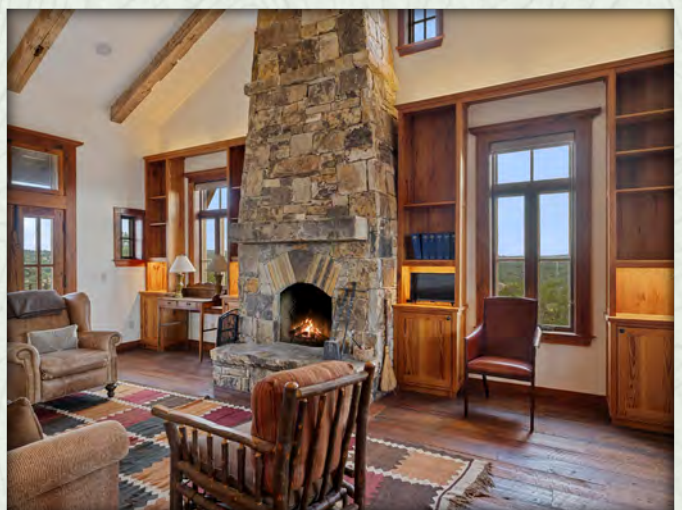


IMPROVEMENTS

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.



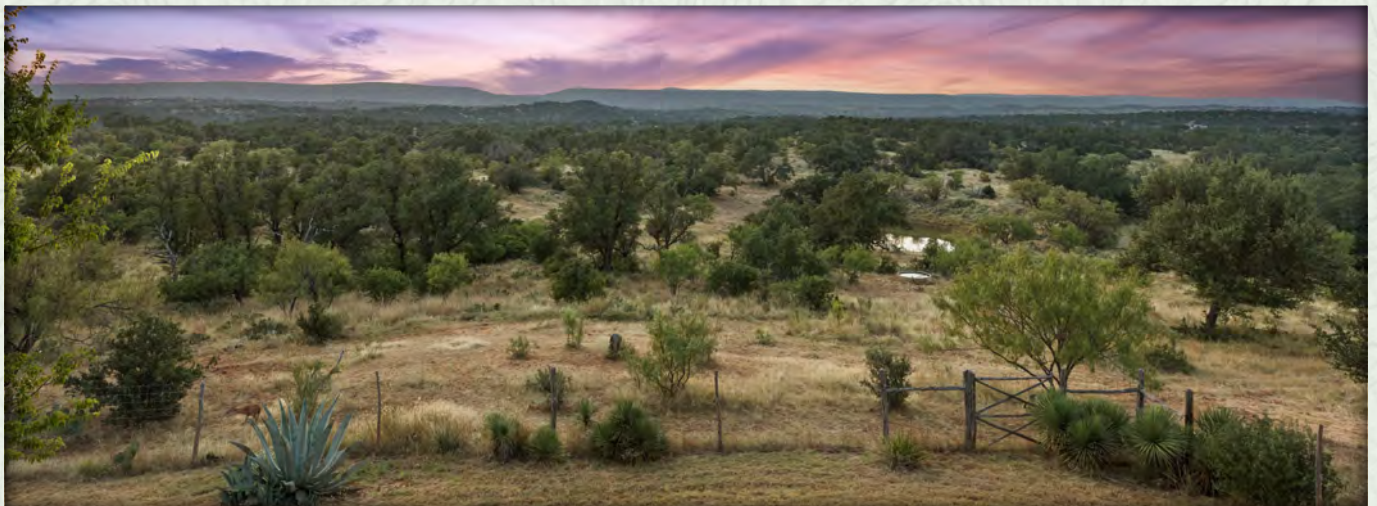






Warmth and craftsmanship are evident throughout, with four interior fireplaces, Tennessee hewn timbers, reclaimed pine and oak finishes, and extensive custom rock masonry both inside and out. Multiple covered porches overlook the breathtaking Hill Country landscape, perfect for entertaining or quiet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

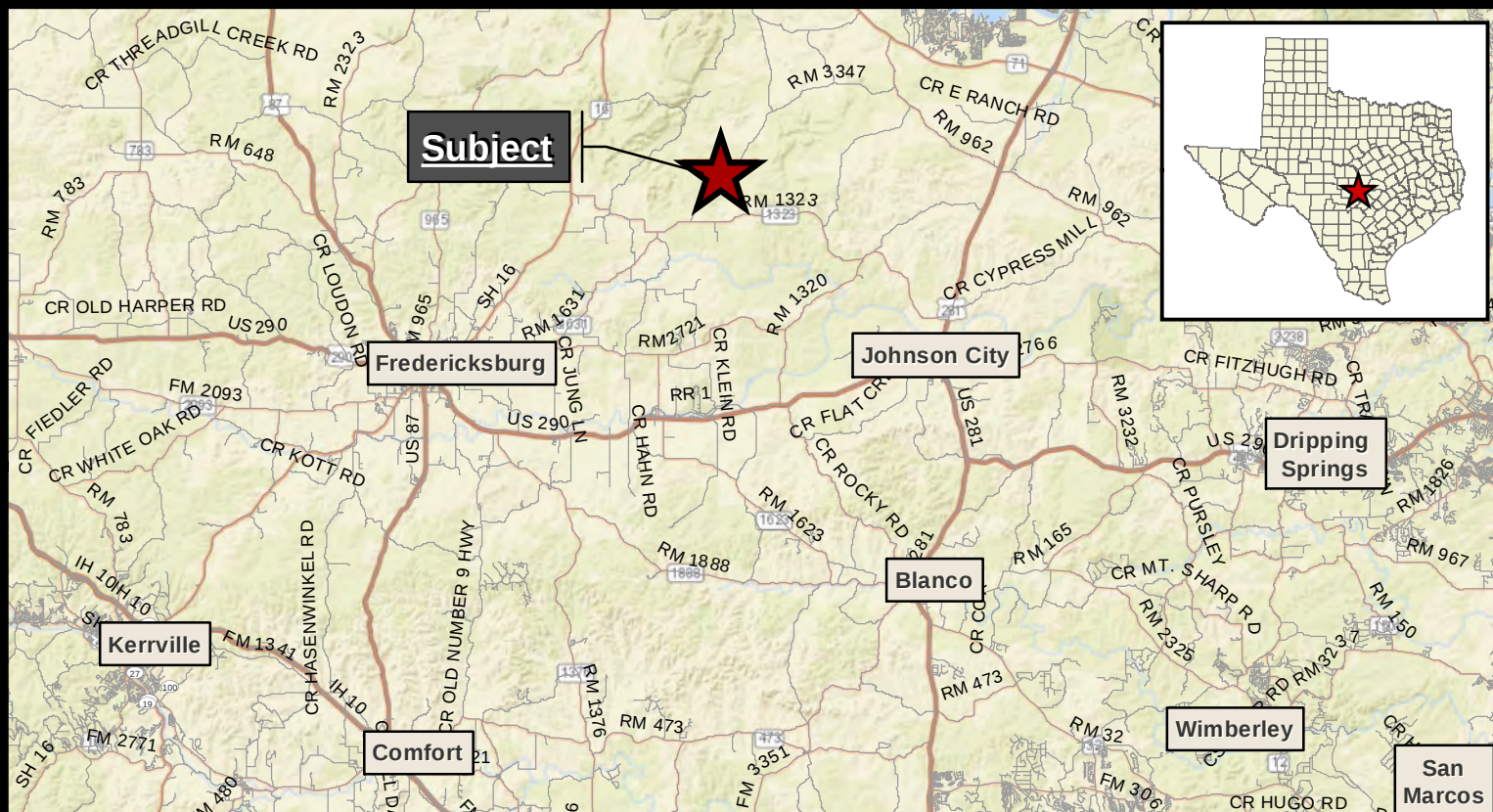
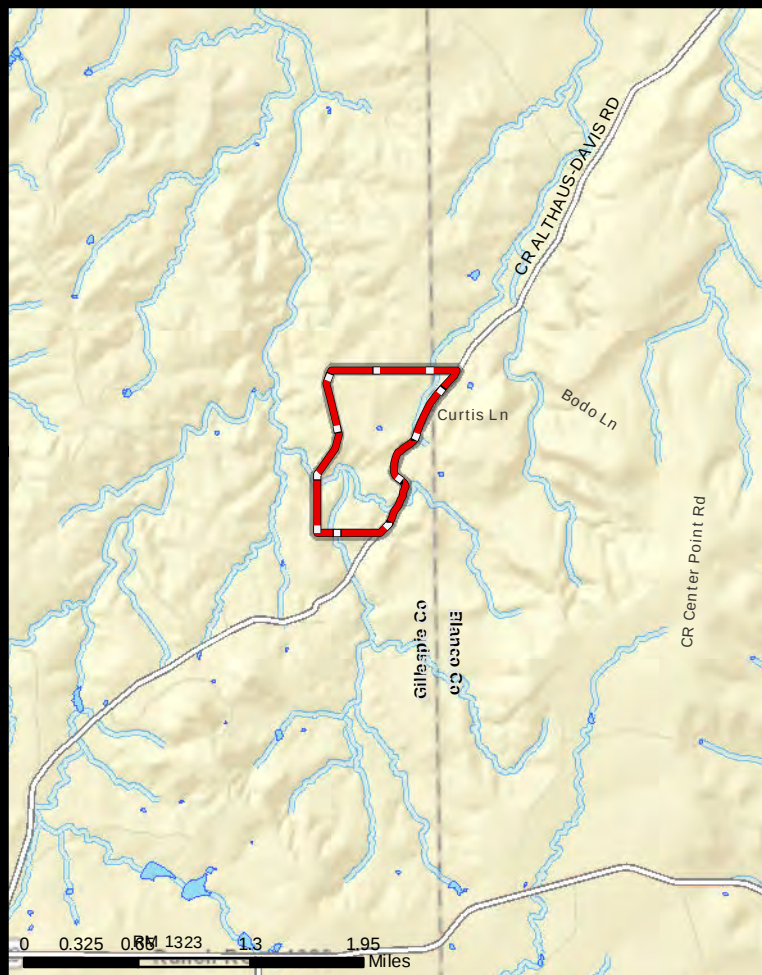
BIG BRANCH RANCH, as previously described herein (225.00± ac), is offered at \$4,825,000 in Cash or at Terms acceptable solely at the discretion of the Sellers. The conditions of sale are as follows:

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 = 2,500 feet

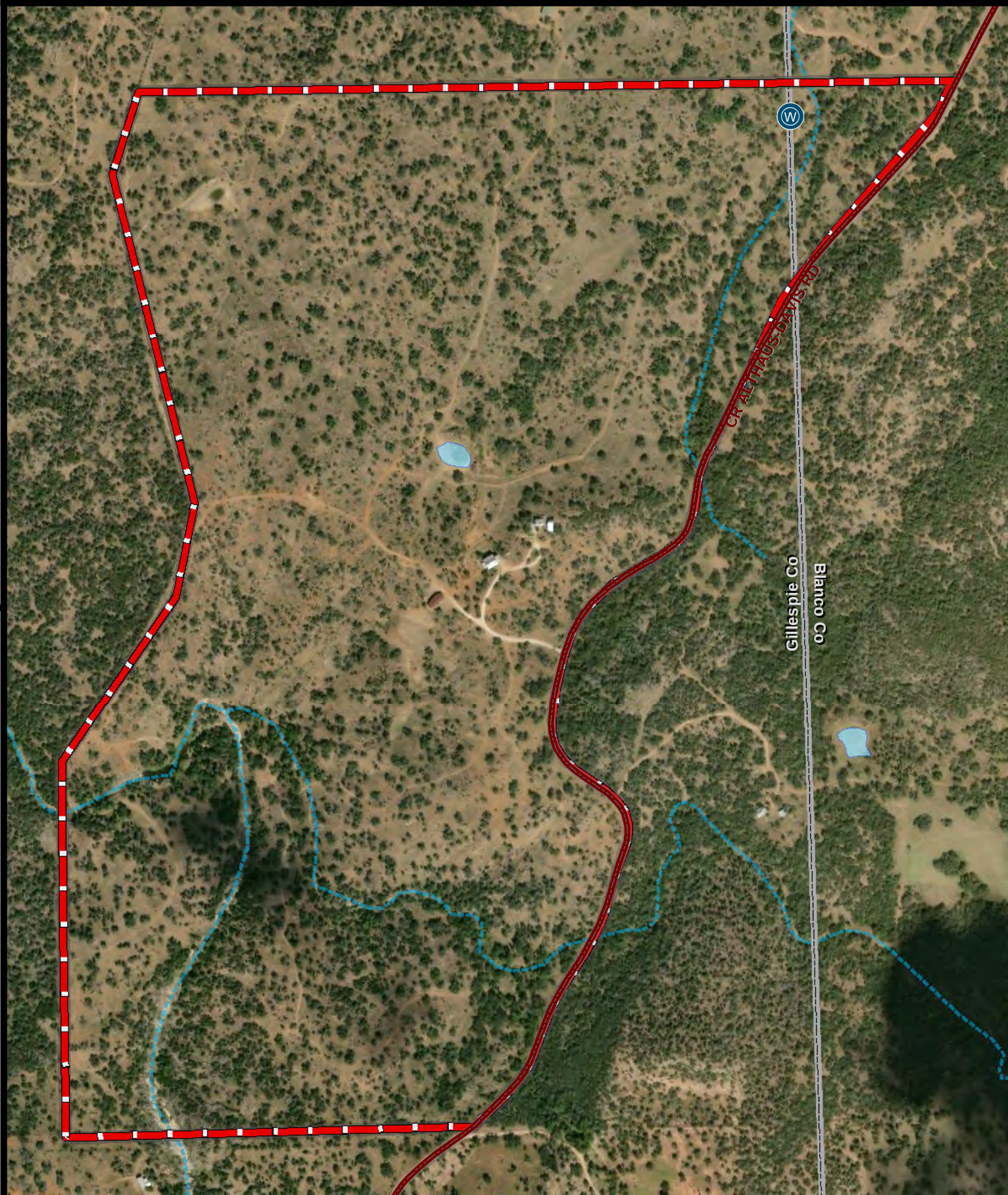
0 0.2 0.4 0.6 Miles

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



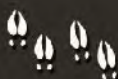
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BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE



1 inch = 515.39 feet

0 0.045 0.09 0.135 Miles

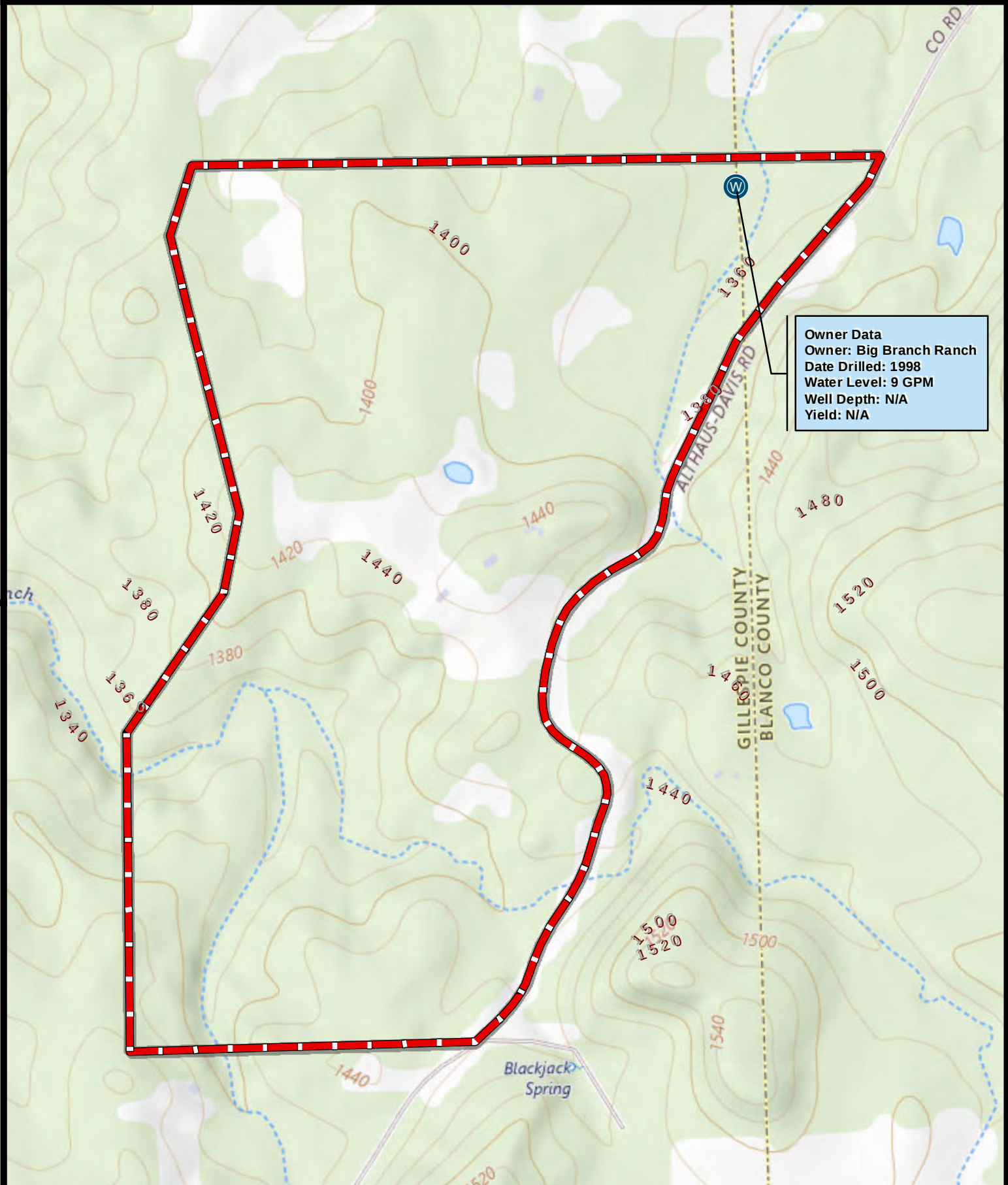


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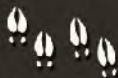
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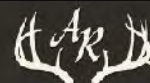


1 inch = 604.17 feet

0 0.05 0.1 0.15 Miles



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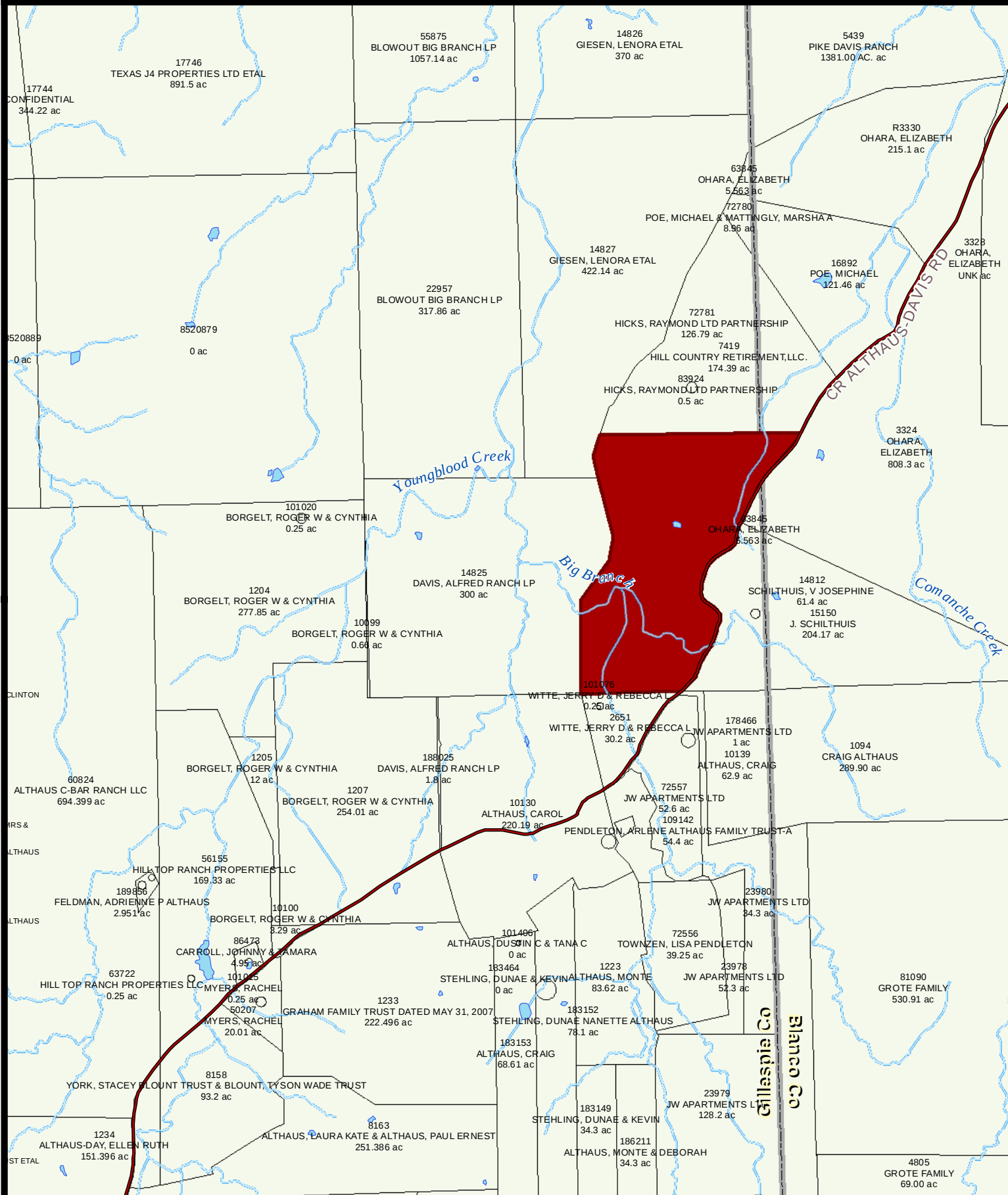


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1 inch = 2,083.33 feet

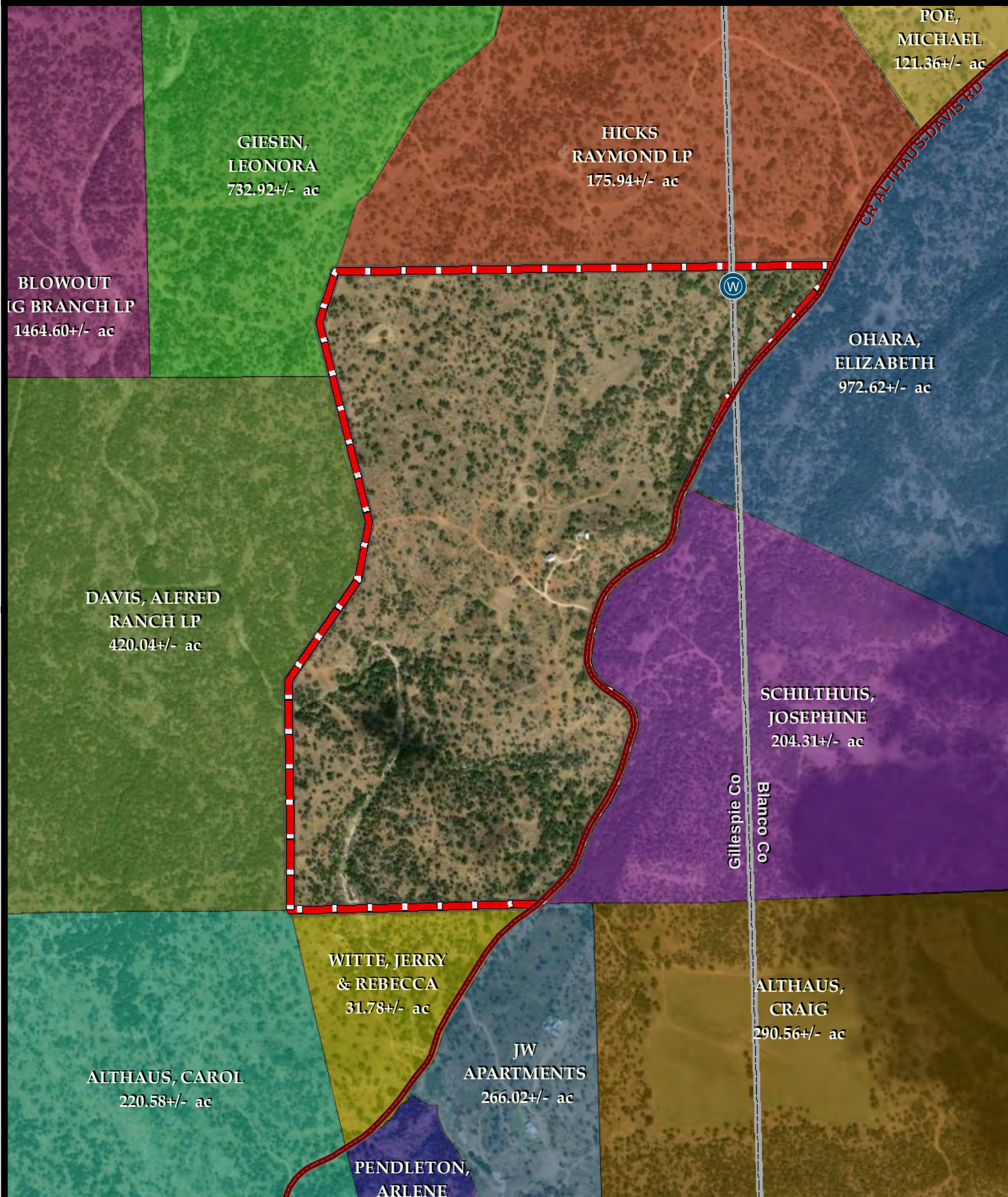
0 0.15 0.3 0.45 Miles

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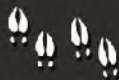
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PURVEYORS OF FINE TEXAS RANCHES

BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE



1 inch = 843.75 feet

0 0.075 0.15 0.225 Miles

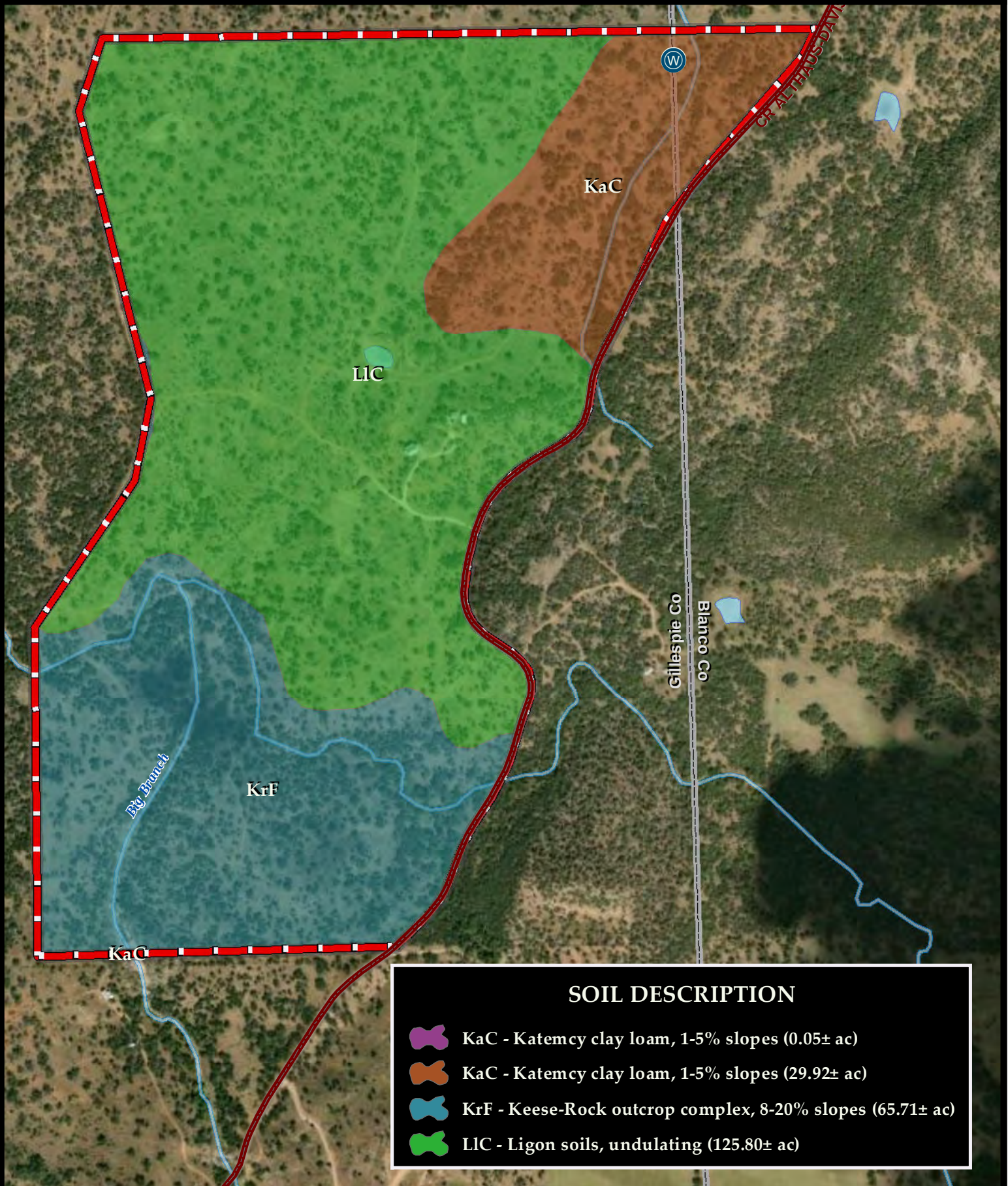


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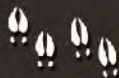


SOIL DESCRIPTION

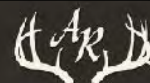
-  KaC - Katemcy clay loam, 1-5% slopes (0.05± ac)
-  KaC - Katemcy clay loam, 1-5% slopes (29.92± ac)
-  KrF - Keese-Rock outcrop complex, 8-20% slopes (65.71± ac)
-  LIC - Ligon soils, undulating (125.80± ac)

1 inch = 583.33 feet

0 0.05 0.1 0.15
Miles

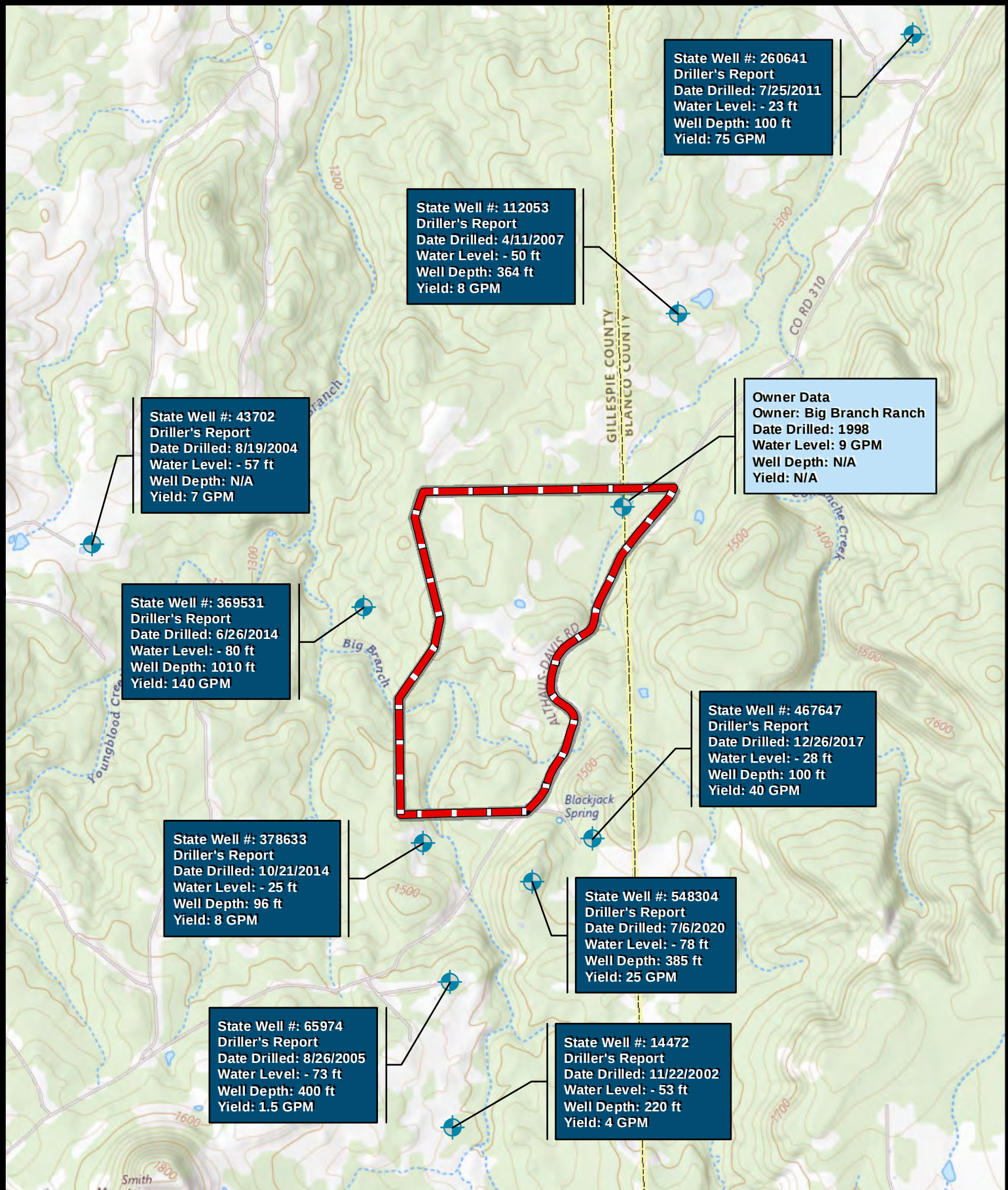


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1 inch = 1,662.13 feet

0 0.15 0.3 0.45 Miles

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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
E. Coli Bacteria	TDH Approved Method	Absent	Absent/Present

Log In Number: 16934

INSPECTIONS

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

RANZ
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

HCUWCD Permit #: PL-00121

	Meter Reading	Amount Reported In Gallons	Exceed Or Less Than Permitted amount	
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009	13950	13950	-149050	
2010	82960	69010	-93990	
2011	187770	104810	-58190	

2012

with Jew

111.730

- 5,1270

DRAWN BY:	d.m.k.	DATE:	12/07
CHECKED BY:	d.a.s.	DRAWING NO.:	S-07-4490
JOB NO.:	S-07-4490	SHEET	1 of 1



LEGEND

- 1/2 inch dia. iron rod found
- 3/8 inch dia. iron rod set

Abst. No. 223
 192
 Sur. No. 1/2
 Jose Gabo

First Tract - 1381 Acres
 Vol. 314 Pg. 904

Survey No. 192
 Quirck

Abst. No. 548
 Abst. No. 1211

approximate location of County line

Approximate centerline of Blanco County Road 310

LINE	LENGTH	BEARING
L1	60.15	S22°36'22"W
L2	284.27	N71°26'11"W
L3	358.05	N69°11'21"W
L4	534.34	N42°48'06"W
L5	481.16	N87°43'34"W
L6	357.10	N081°13'33"W
L7	107.07	N75°34'18"E
L8	245.42	S75°19'20"E
L9	263.76	S05°27'41"W
L10	216.82	S85°49'15"E
L11	522.79	S47°33'15"E
L12	60.51	N54°03'11"E
L13	428.93	N27°51'15"E
L14	244.95	S75°19'20"E
L15	134.56	S35°03'01"E
L16	481.73	S31°39'13"W
L17	268.20	S71°25'11"E

Tr. Six - 300 Acres
 Vol. 305 Pg. 981

224.49 Acres
 Vol. 349 Pg. 835

8.82 Acres

Point of Beginning

Approximate centerline of Althaus-Davis Road Gillespie Co.

204.17 Acres
 Vol. 142 Pg. 896

Gillespie County
 Blanco County

30.45 Acres
 Vol. 257 Pg. 279

320 Acres
 Vol. 52 Pg. 218

A metes and bounds description accompanies this plat.

This survey was prepared without the benefit of a title commitment and may be subject to easements, setbacks, restrictions and potential R.O.W. takes not shown hereon.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that this plat and accompanying legal description were prepared from an on the ground survey performed under my direction and supervision.

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



10/30/07

SULTEMEIER SURVEYING
 805 North Llano
 (830) 990-1221
 Fredericksburg, Texas 78624

SURVEY OF 8.82 ACRES OF LAND OUT OF THE
 THOMAS QUIRCK SURVEY NO. 192, ABSTRACT
 NO. 548 IN GILLESPIE COUNTY, TEXAS

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.

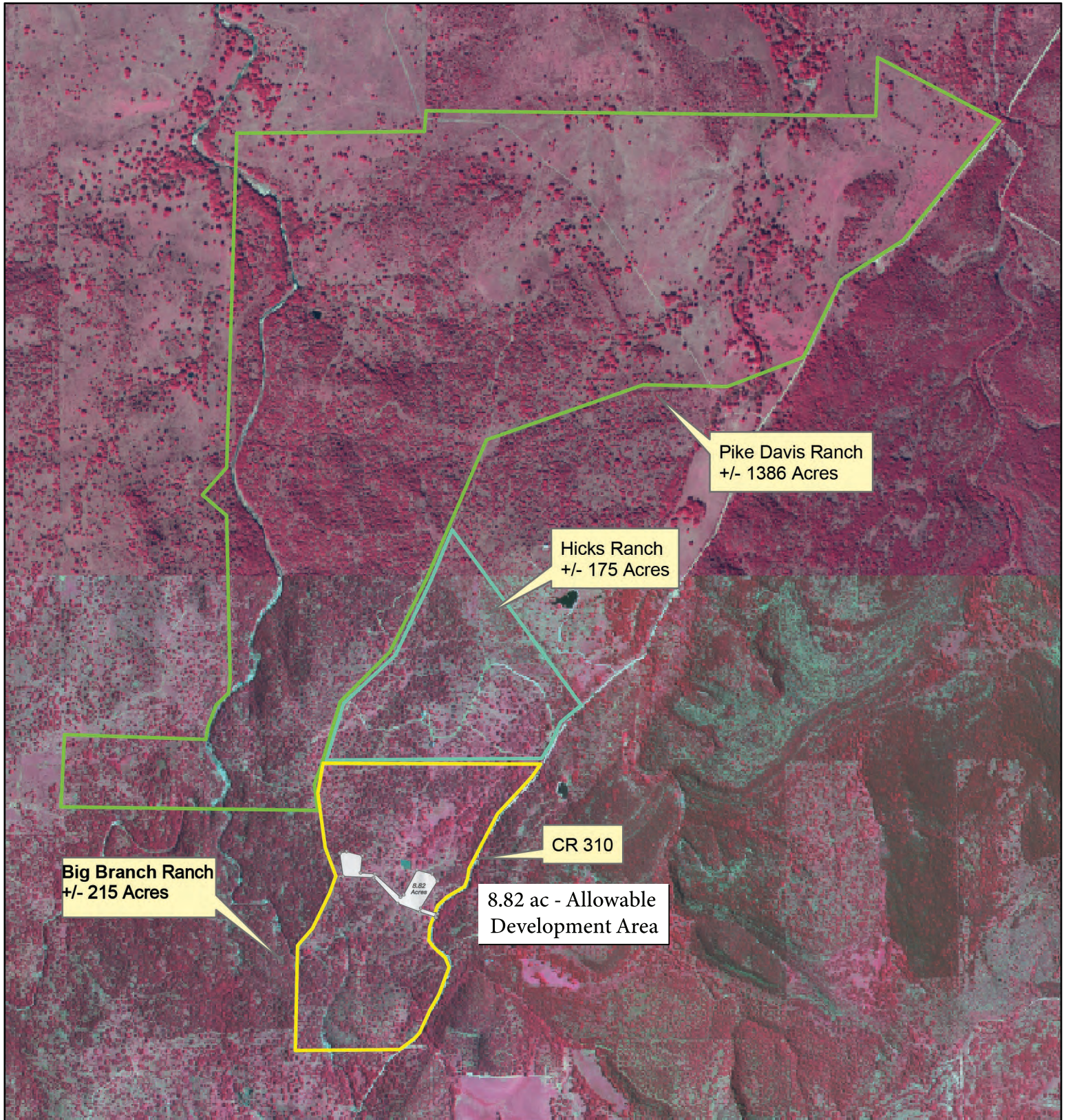
The ranch has a Conservation Easement with the Texas Land Conservancy which allows for an additional 8+/- acre development area.



**TEXAS LAND
CONSERVANCY**

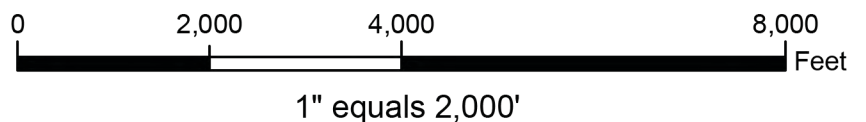
Protecting the Nature of Texas.

**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.)

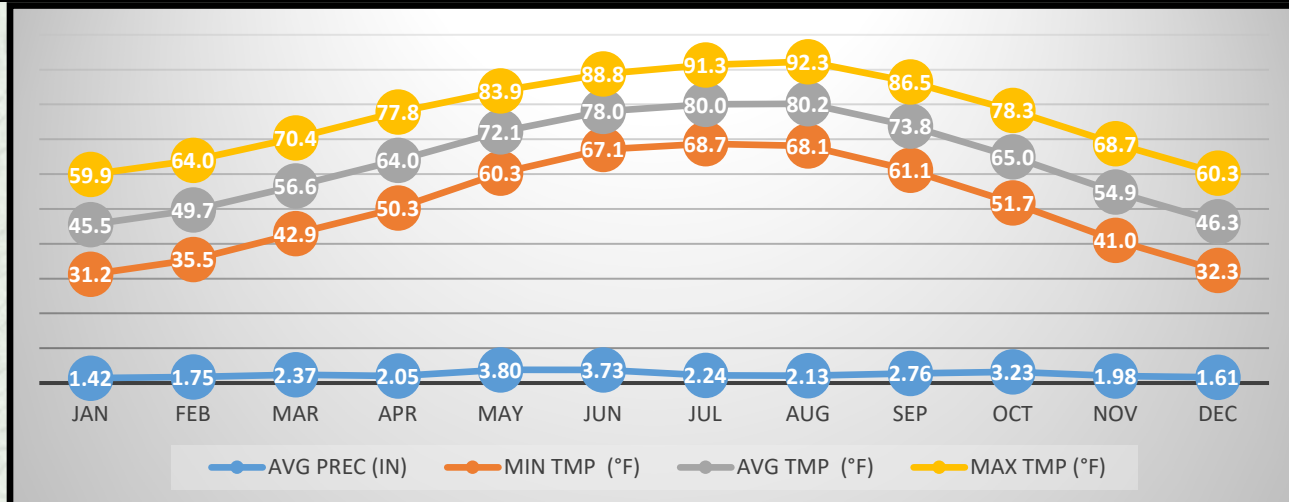


This ranch forms part of 1,776 contiguous acres that are permanently safeguarded against subdivision or fragmentation. The neighboring landowners have shown a deep respect for the land and are actively committed to its long-term protection.

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 01 st -10 th
	Freeze Date (Avg Last Frost):	Mar 21 st – 31 st
	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

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



EQUAL HOUSING
OPPORTUNITY

- **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.

- 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.

Anders Realty	514096	Brady@AndersRanchRealty.com	512-791-9961
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brady P. Anders	514096	Brady@AndersRanchRealty.com	512-791-9961
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Date _____



Anders Realty

302 E. Main Street | Johnson City, TX 78636

www.AndersRanchRealty.com



Brady P. Anders, *Broker/Owner*

cell: (512) 791-9961

Brady@AndersRanchRealty.com



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