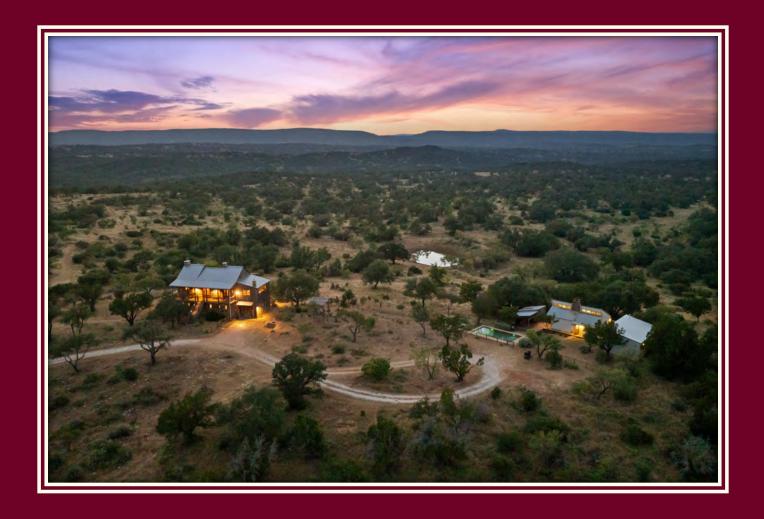
# BIG BRANCH

225.00± Acres | Gillespie/Blanco County Fredericksburg, Texas





# **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.

































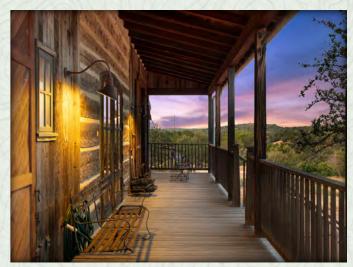




Warmth and craftsmanship are evident throughout, with four interior fireplaces, Tennessee hewn timbers, reclaimed pine and oak finishes, and extensive custom rock masonry both inside and out. Multiple covered porches overlook the breathtaking Hill Country landscape, perfect for entertaining or quiet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



























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

















#### LAND & WATER

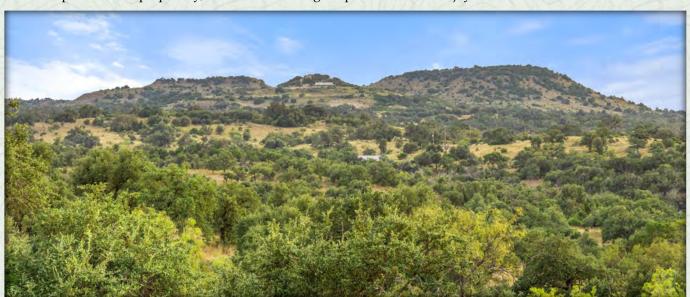
The land is a beautiful mix of open pastures and wooded areas, thoughtfully managed with selective cedar clearing to promote native grasses and mature hardwoods including oak varieties, post oak, cedar elm and many other native species. The topography features gently rolling terrain, dramatic rock outcroppings,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

























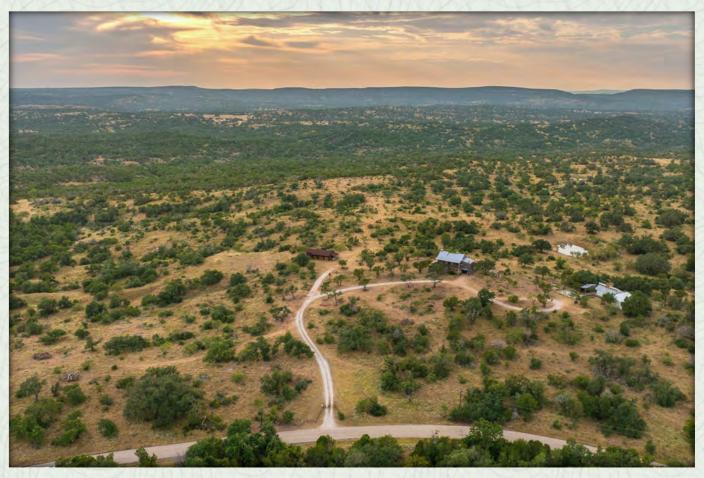










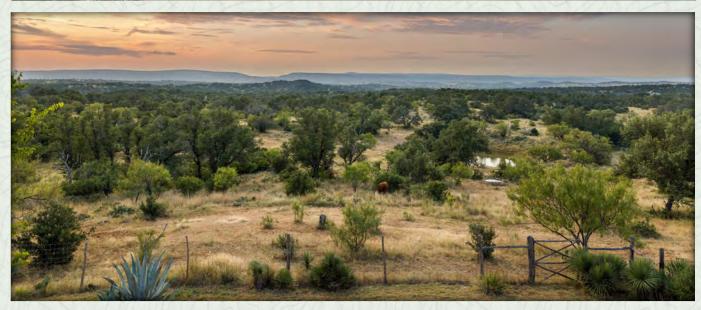
























#### FINANCIAL / TITLE

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 or 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 3347 Jourghlood Creek Bodoln Entrance Gillesple Co Blanco Co Elanco Co 0.125 0.25 0.5 0.75 Miles 0.66 1323 1.95 CR THE ADGILL CREEK RD RM 3347 CR E RANCH RD RM 648 <u>Subject</u> RM 962 M 1323 CR CYPRESS MILL CR OLD HARPER RD US 290 RM212 FIEDLERRD CR FITZHUGHRD & Johnson City Fredericksburg RR 1 RD FM 2093 CR WHITE OAK RO CR FLA US US 290 CA POCKY PO CR KOTT RO HAHN US 29 Dripping RM SO **Springs** PN RD RM165 OLD NUMBER 9 HWY CR MT. SIMPO RM 967 RM 1888 1H 10/H 10 Blanco 8 SR Kerrville RM 473 RM 473 RM32 Wimberley FM 2771 3351 Comfort San FM 300 Marcos CR HUGO RD = 2,500 feet302 E. Main Street, Johnson City, TX 78636 1 inch







# BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE 302 E. Main Street, Johnson City, TX 78636 1 inch = 515.39 feetOffice (830) 481-4444 0.045 0.135 Miles www.AndersRanchRealty.com

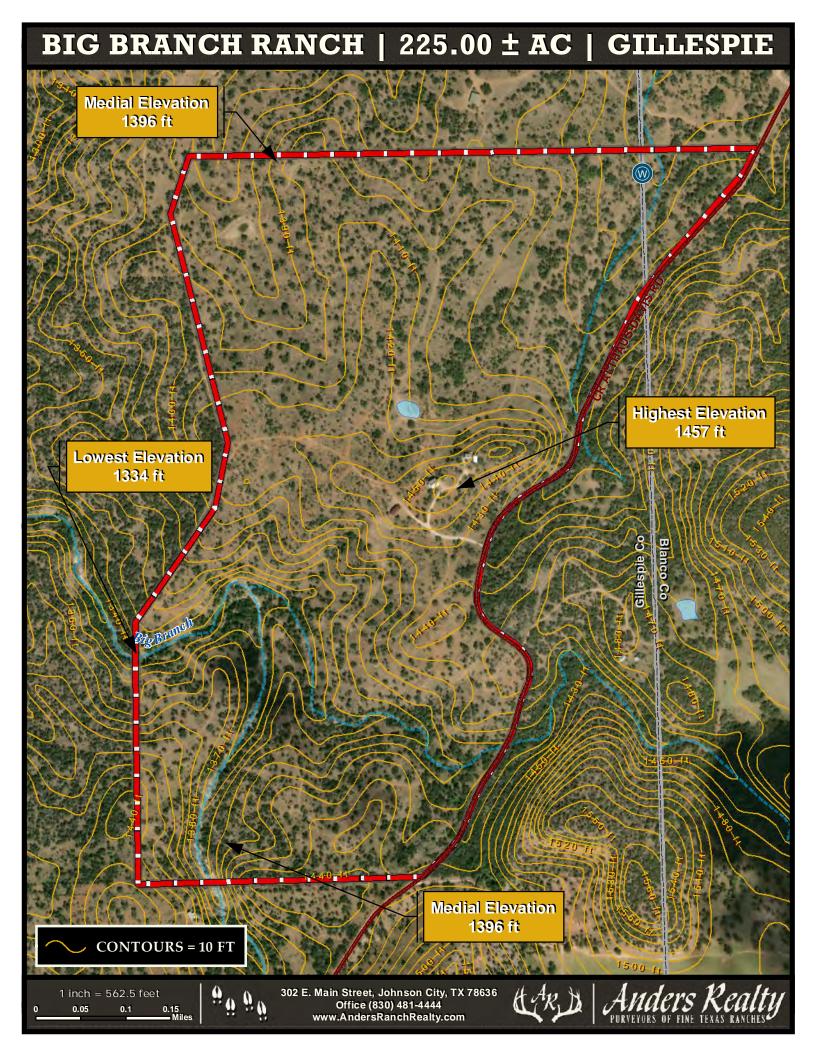
# BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE Owner Data Owner: Big Branch Ranch Date Drilled: 1998 Water Level: 9 GPM Well Depth: N/A Yield: N/A 1420 0847 GILLESPIE COUNTY BLANCO COUNTY 1520 500 1520 Blackjack Spring 302 E. Main Street, Johnson City, TX 78636 1 inch = 604.17 feet



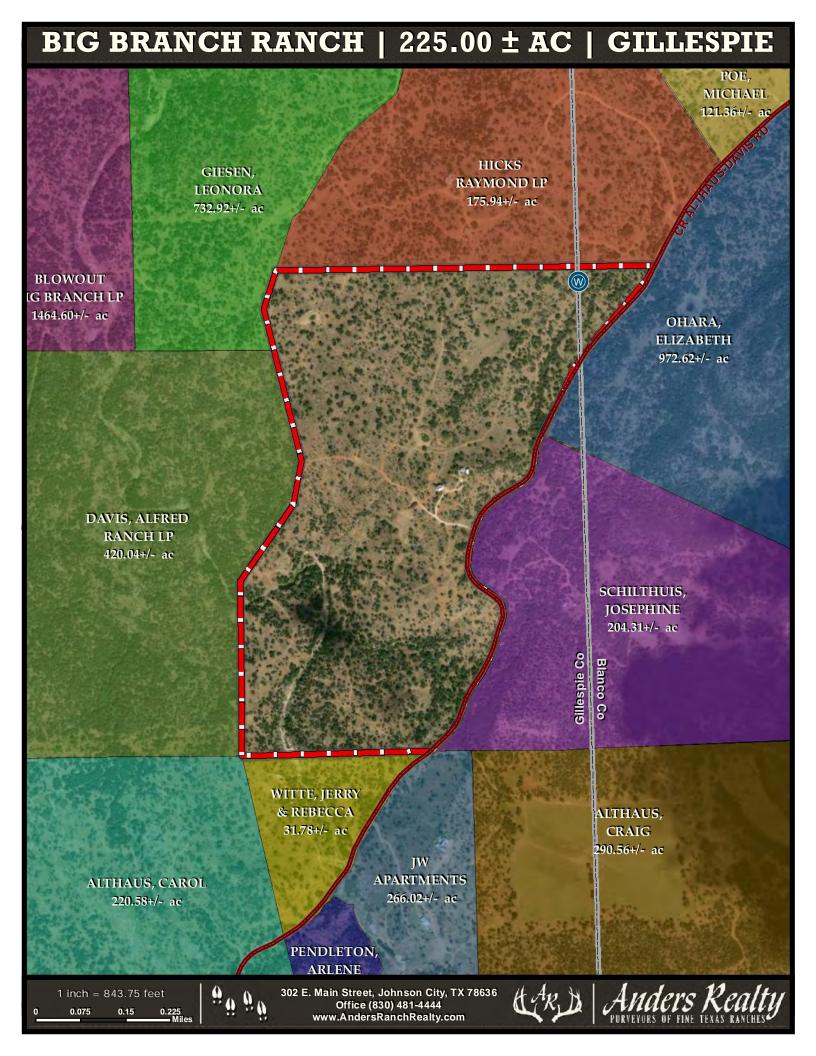






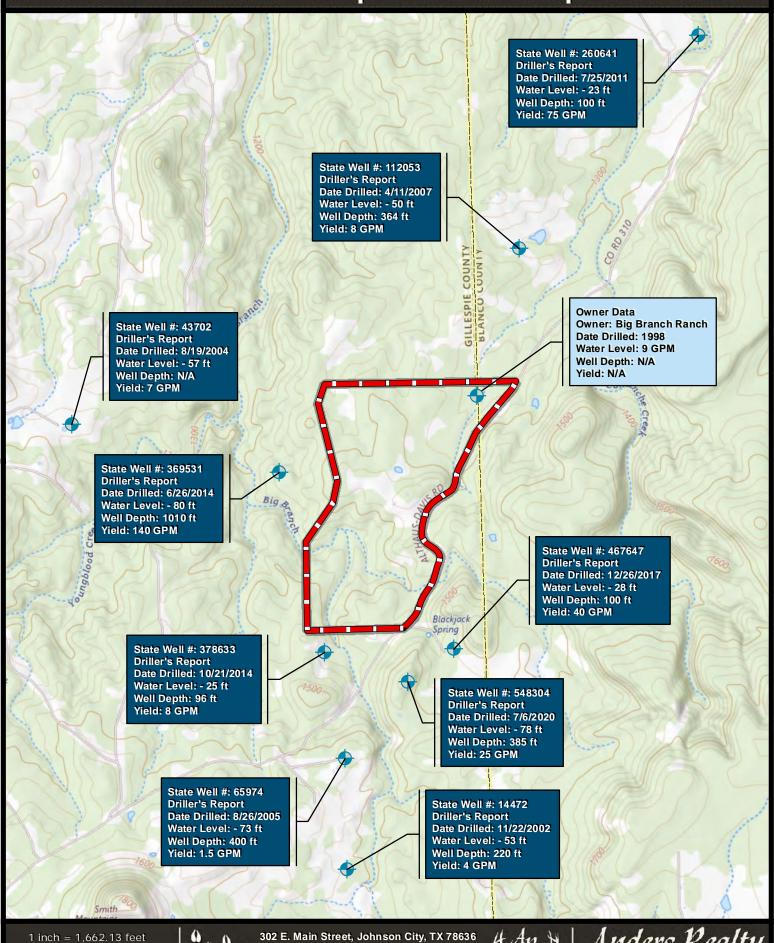


#### BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE 14826 5439 PIKE DAVIS RANCH 55875 BLOWOUT BIG BRANCH LP 1057.14 ac GIESEN, LENORA ETAL 370 ac 1381.00 AC. ac TEXAS J4 PROPERTIES LTD ETAL 17744 IDENTIAL 344.22 ac R3330 OHARA, ELIZABETH 215.1 ac OHARA, ELIZABETH 5.563 POE, MICHAEL & MATTINGLY, MARSHA A OHARA, ELIZABETH 14827 GIESEN, LENORA ETAL 422.14 ac 16892 POE MICHAEL 121.46 ac 22957 BLOWOUT BIG BRANCH LP 317.86 ac HICKS, RAYMOND LTD PARTNERSHIP 126.79 ac 7419 52088 HILL COUNTRY RETIREMENT.LLC 0 ac 174.39 ac 83924 HICKS, RAYMOND LTD PARTNERSHIP 0.5 ac 3324 OHARA Toungblood Creek ELIZABETH 101 020 BORGELT, ROGER W & CYNTHIA 0.25 ac ARETH Sig Branc Comanche Ce Ce 14812 ILTHUIS, V JOSEPHINE 61.4 ac DAVIS, ALFRED RANCH LP 1204 BORGELT, ROGER W & CYNTHIA 15150 J. SCHILTHUIS 277.85 ac O 10099 BORGELT, ROGER W & CYNTHIA 204.17 ac 0.66 NOTALIS ).2**5**1ac 2651 WITTE, JERRY D & R FCCA APARTMENTS LTD 1 ac 10139 1094 CRAIG ALTHAUS 188025 DAVIS, ALFRED RANCH LP THAUS, CRA 62.9 ac BORGELT, ROGER W & CYNTHIA 289.90 ac 60824 ALTHAUS C-BAR RANCH LLC 72557 1207 JW APARTMENTS 52.6 ac 694 399 ac BORGELT, ROGER W & CYNTHIA ALTHAUS, CAROL 109142 RS& 20.19 a PENDLETON, ARLENE ALTHAUS FAMILY TRUST-A LTHAUS HILL TOP RANCH PROPERTIES 169.33 ac 23980 APARTMENTS LTD 34.3 ac 189856 / FELDMAN, ADRIENNE ALTHAUS 1100 2.951 ac BORGELT, ROGER W THAUS ALTHAUS, DUSTIN C & TANA C 72556 TOWNZEN, LISA PENDLETON MARA 0 ac 39.25 ac 4.95a 1223 HILL TOP RANCH PROPERTIES LC MYER B3464 23978 JW APARTMENTS LTD STEHLING, DUNAE THAUS, MONTE 81090 YER, RACHEL 0.25 ac 50207 YERS, RACHEL 0 ac 0.25 ac 1233 530.91 ac GRAHAM FAMILY TRUST DATED MAY 31, 2007 3152 TEHLING, DUNA NANETTE ALTHAUS Blanco 222,496 ac 20.01 as .1 ac 183153 lespie ALTHAUS, CRAIG 68.61 ac 8158 OUNT TRUST & BLOUNT, TYSON WADE TRUST CO 23979 93.2 ac JW APARTMENTS STÉHLING, DUNAÉ & KEVIN 8163 34.3 ac 1234 ALTHAUS, PAURA KATE & ALTHAUS, PAUL ERNEST ALTHAUS-DAY, ELLE RUTH 251.386 ac ALTHAUS, MONTE & DEBORAH 151.396 ac ST ETAL 34.3 ac 4805 1 inch = 2,083.33 feet302 E. Main Street, Johnson City, TX 78636 Office (830) 481-4444 0.45 Miles 0.15 0.3 www.AndersRanchRealty.com



# BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE KaC LIC KrF **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 feet302 E. Main Street, Johnson City, TX 78636 Office (830) 481-4444 0.05 www.AndersRanchRealty.com

# BIG BRANCH RANCH | 225.00 ± AC | GILLESPIE



0.15









# 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 X 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

Test	Method	Result	per volume of measure	
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

# Hill Country Underground Water Conservation District

508 South Washington Fredericksburg, Texas 78624 WATER

Phone #830.997.4472 Fax #830.997.6721 Email Address: hcwwcd@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 <a href="https://example.com/hcuwcd@austin.rr.com">hcuwcd@austin.rr.com</a>. 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 #

Meter reading is: 505,190

HCUW	CD Permit #: PL-00121		*************
110000		3/10	- tens
	Date Read Current Reading	295 500	-cu
The state of the s	certify that the information provided he	rein is, to the best of my knowledge and belie	ef, true and
correct.			

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

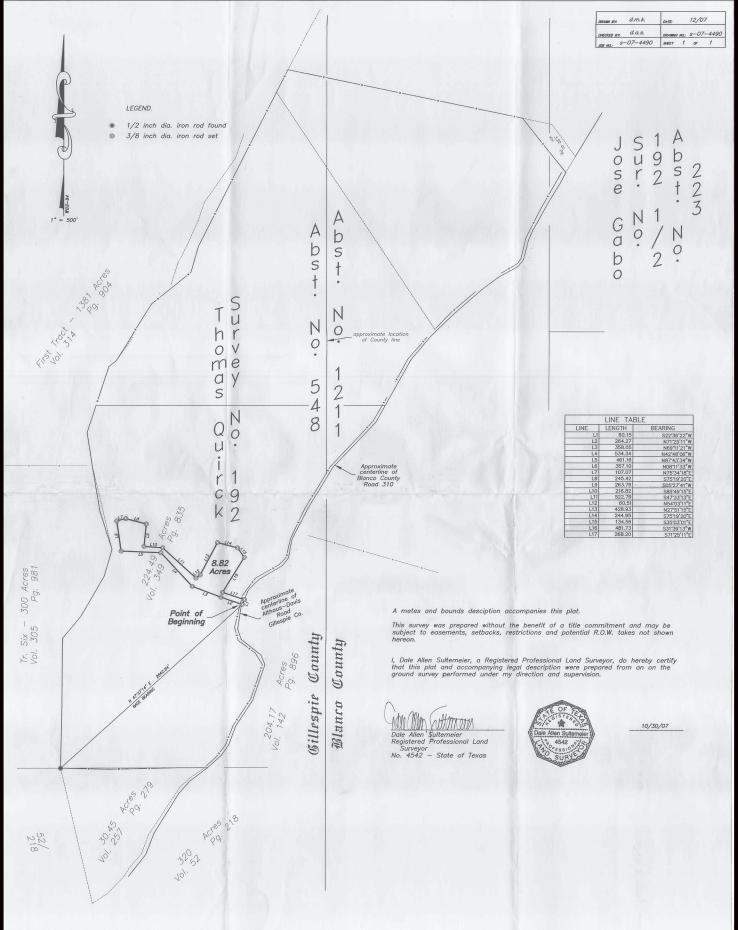
	Motor Reading	Amount Reported In Gallons	Permittee Market	
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009	13950	13950	-149050	
2010	82960	69010	-93990	
2011	187770	104810	-58190	
4000	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	. 02	F . 9 741	

2012

THE SEW

111.730

- 51,270



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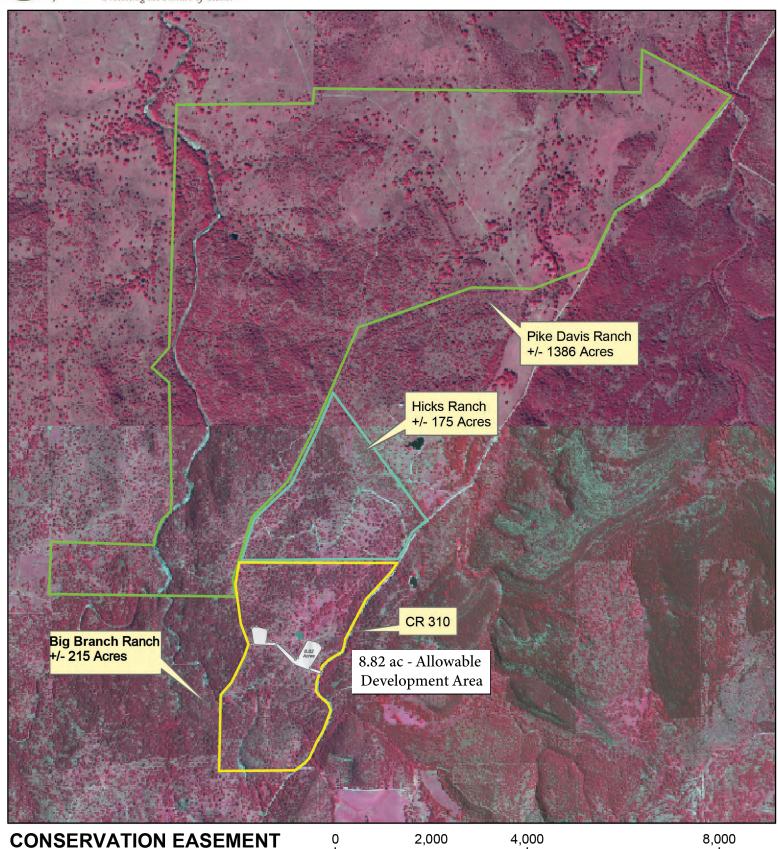
Conservation Easement:
This property is protected by a conservation easement, ensuring that its
natural habitats, scenic vistas, and ecological value are preserved in
perpetuity, while still allowing for private use and enjoyment.
porporarry, mino our anothing for private are and only financial
This reach forms part of 4.776 continuous sores that are normanantly
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.



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



Feet



1" equals 2,000'

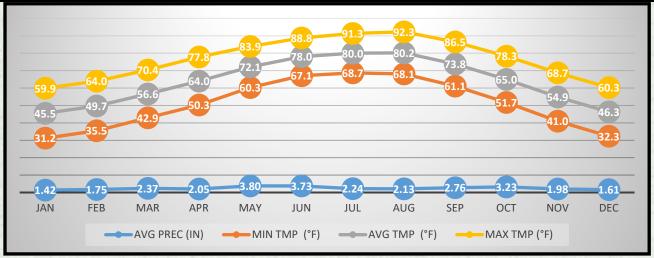
**Big Branch Ranch Boundary (Approx.)**Pike Davis Ranch Boundary (Approx.)

Hicks Ranch Boundary (Approx.)

# **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

## BROKERAGE INFORMATION



# **Information About Brokerage Services**

2-10-2025

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

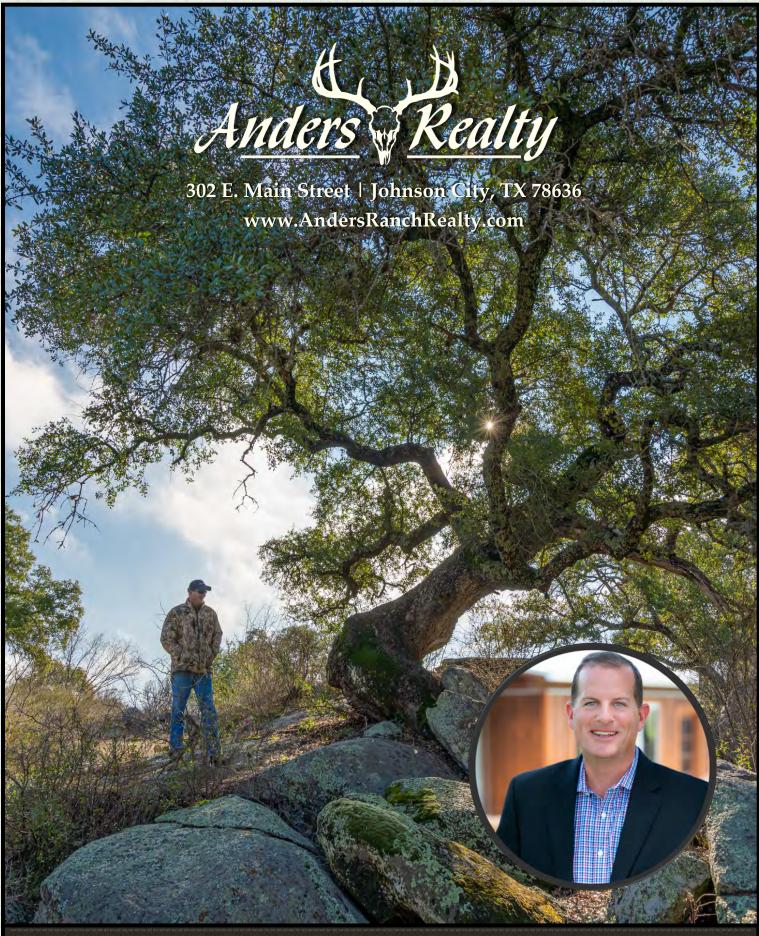
**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### 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.

Anders Realty Licensed Broker / Broker Firm Name or Primary Assumed Business Name	514096 License No.	Brady@AndersRanchRealty.com Email	512-791-9961 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
Buyer/1			



Brady P. Anders, Broker/Owner cell: (512) 791-9961
Brady@AndersRanchRealty.com

