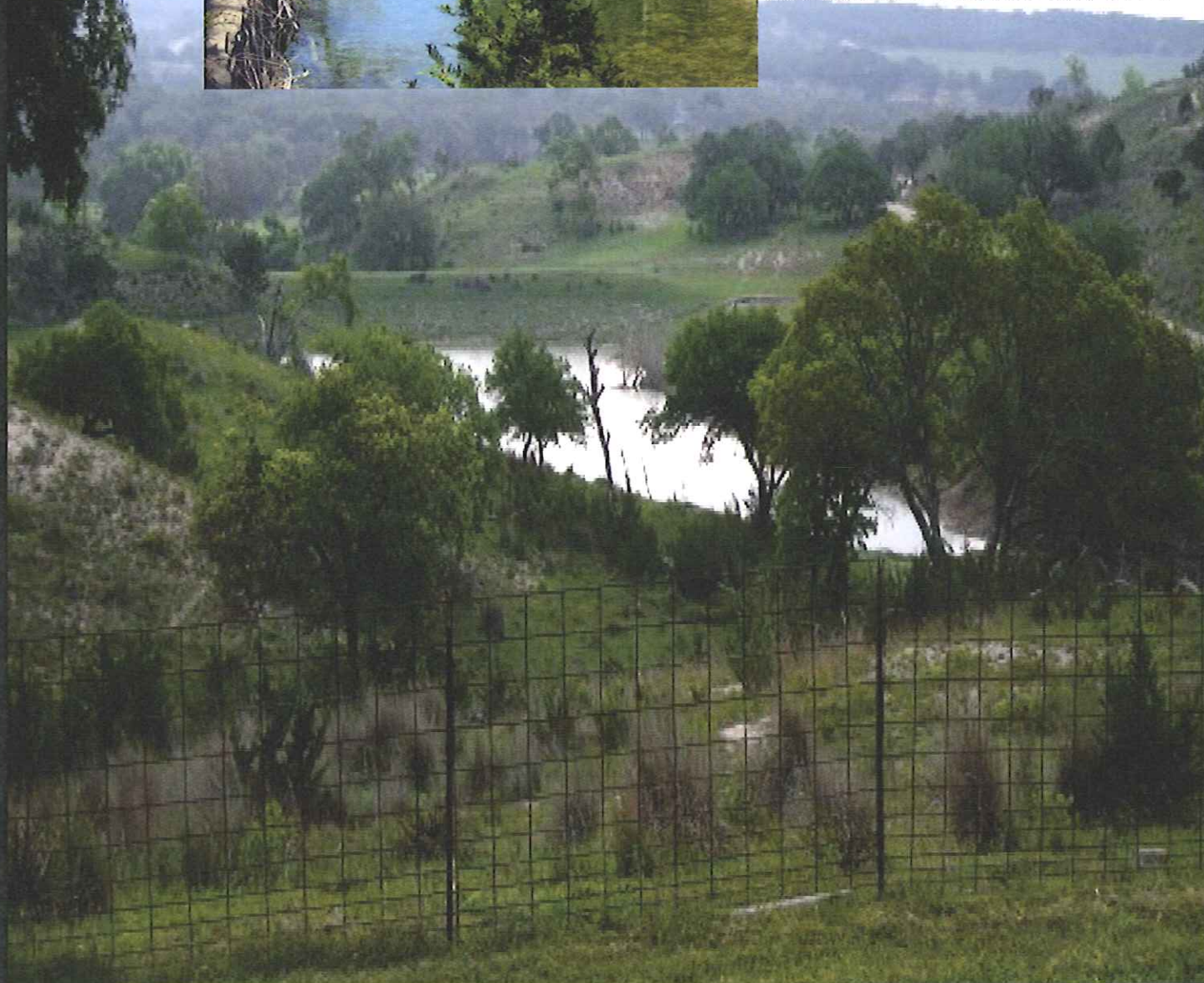




**RE/MAX** /TOWN & COUNTRY  
JENNY NEFFENDORF  
830-456-3551 OR 830-990-8708



**CRAZY J RANCH**



MLS #: R59416A (Active) List Price: \$2,600,000

240 -- Blue Jay Way Fredericksburg, tx 78624



**BEDROOMS:** 4  
**FULL BATHS:** 4  
**HALF BATHS:** 0  
**EST LIVING SQFT :** 3799  
**SOURCE SQFT:** Appraiser  
**ESTIMATED YEAR BUILT:** 1982  
**TYPE & STYLE:** Traditional, Ranch  
**# STORIES:** 1 Story  
**HEATING:** Central Electric  
**A/C:** Central Electric, Zoned  
**GARAGE/CARPORT:** Garage Triple Detached, Carport Double Attached

**AREA:** County-Southwest  
**SUBDIVISION:** N/A, Not in Sub  
**COUNTY:** Gillespie  
**SCHOOLS:** Fredericksburg S/D  
**DISTANCE FROM CITY:** Less than 6 miles  
**APX TRACT SIZE/ACREAGE:** 142 plusminus  
**TOTAL TAXES:** 2794.27  
**SHOWING INSTRUCTIONS:** Call LO Appointment, Call LA Appointment  
**DAYS ON MARKET:** 72

**TAX EXEMPTIONS:** HS, OA AG  
**FLOOD PLAIN:** Yes

**APPRAISAL DISTRICT #:** 8150  
**DEED RESTRICTIONS:** Yes

**ZONING:** None

**HOA:** No  
**HOA FEES:**  
**RENTAL PROPERTY:** No

**HOA FEES PD:**  
**RENTAL \$:**

**HO WARRANTY:**  
**ITEMS NOT IN SALE:**

Living Room:	18x16	Den:		Family Room:		Great Room:	26x21	Kitchen:	13x9.
Dining Room:	15x14	Breakfast Area:	12x8	Office:		Utility Room:		Other Room:	
Extra Room:	bzwy	Guest Quarters:		Detached Workshop:	40 x 30	Master Bedroom:	25x21	Bedroom 2:	11x15
Bedroom 3:	12x12	Bedroom 4:	12x14						

**CONSTRUCTION:** Brick Veneer  
**ROOF TYPE:** Shingle-Comp  
**FOUNDATION:** CncSlb  
**FLOORING:** Carpet, Tile, Satillo  
**UTILITIES:** Electric-CTEC, Water Heater-Electric  
**WATER/SEWER:** Private Well, Septic Tank  
**FIREPLACE/WOODSTOVE:** Masonry, Wood Burning Stove, Living Room, Bedroom  
**APPLIANCES:** Compactor, Dishwasher, Disposal, Double Oven, Range

**CITY/RURAL:** Outside City(w/Acrgr)  
**SITE FEATURES:** Deck/Patio  
**INTERIOR FEATURES:** High Ceilings, Vaulted Ceilings, Washer-Dryer Connection, Formal Dining Room, Country Kitchen, Ceiling Fan(s), Walk-in Closet(s), Jetted Tub  
**TOPOGRAPHY:** Gently Rolling, Flood Plain, Exceptional View, Hill Top View  
**SURFACE WATER:** Year Round Creek, Springs  
**ACCESS:** County Road, Easement Road, Gravel Road  
**LOCATION DESCRIPTION:** Gravel Drive, Horses Permitted  
**DOCUMENTS ON FILE:** Survey/Plat, Topographical Map, Flood Plain, Maps, Legal Description

**SUB AGENT %:** 0    **BUYER AGENT %:** 3    **SUB AGENCY NON-MLS FEE:** 0    **BUYER AGENCY NON-MLS FEE:** 2  
**TERMS/FINANCING:** Cash or new loan    **POSSESSION:** Closing/Funding    **VARIABLE RATE:** Yes    **EXCLUSIVE AGENCY:** Yes  
**ESCROW AGENT:** Hill Country Titles    **ATTORNEY:** TBD    **REFER TO MLS#:** 59000

**LOCATION/DIRECTIONS:** Highway 290 West Appr. 3 miles to Loudon Road, Appr. 4 miles on Loudon to Blue Jay Way, left to end of road to entrance of Crazy J Ranch. No sign on property. Follow drive to homesite.

**OWNER:** Juli Mayfield Et Al**OCCUPANCY:** Other-See Remarks

**LEGAL DESCRIPTION:** ABS A0039 A B □ 1.0 Ac, 68.4 Ac, ABS A0620 A Sanchez #255 66.58 AC, 18.8 AC (Full Legal Descr. Seller to retain, approximately 12 acres from this legal description).

**INSTRUCTIONS:** Call Listing office for appointment.

**PUBLIC REMARKS:** Set amid the rolling hills this hard to find larger ranch with live water is tucked away, yet minutes from Main Street. The commanding views abound. Three tanks, and a year round creek offer everything you want in a gentlemen's ranch property. The large brick home sits at one of the several view sites with a large wood deck to soak it all in. This roomy ranch is bright and cheerful, 4 bedrooms, each with its own full bath. The master suite is app 942 sqft with jetted tub and walk-in closet as well as a fireplace. Large windows throughout

**AGENT REMARKS:** Great water property, Beautiful views, additional large workshop, and 4 stall horse barn, large 3 stall detached garage, and carport attached, High fenced garden with water.

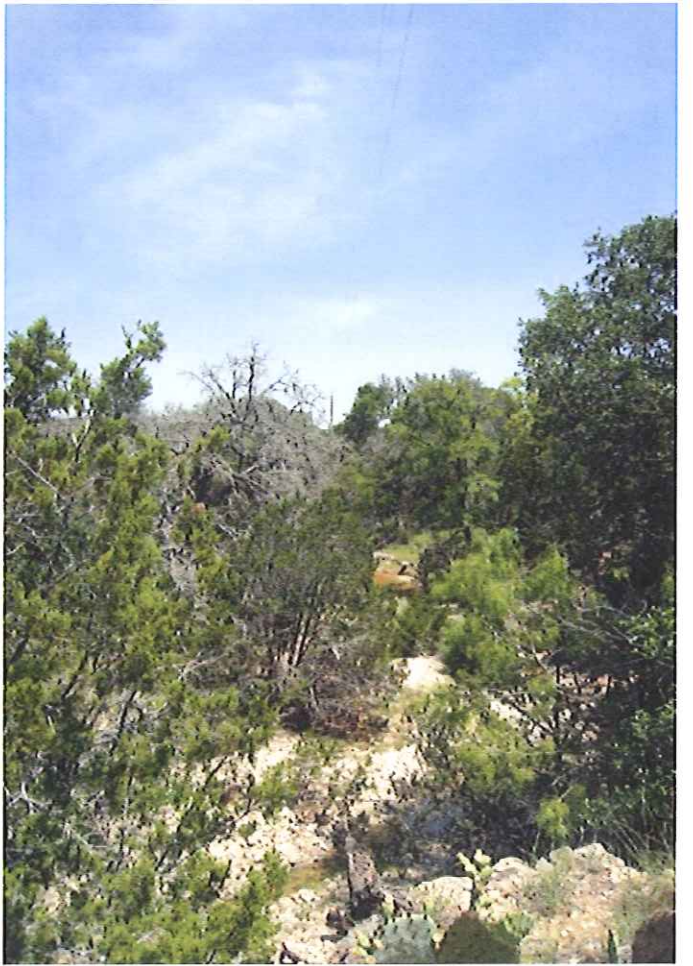
**WITHDRAW COMMENTS:****OFFICE BROKER'S LIC #:** 0455027**DISPLAY ON INTERNET:** Yes**DISPLAY ADDRESS:** Yes

**OFFICE NAME:** RE/MAX TOWN & COUNTRY (#24)  
**MAIN:** (830) 990-8708  
**FAX:** (830) 990-8906

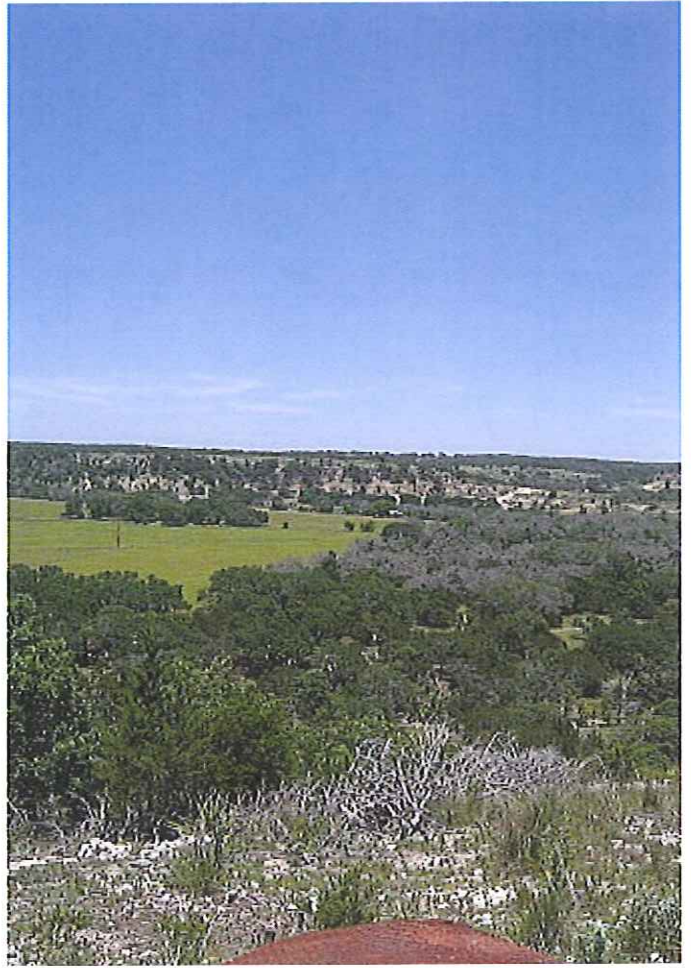
**LISTING AGENT:** Jenny Neffendorf (#61)  
**AGENT EMAIL:** [jenny@remax-fbgtx.com](mailto:jenny@remax-fbgtx.com)  
**CONTACT #:** (830) 456-3551

Information Herein Deemed Reliable but Not Guaranteed













Live oak Creek



backof house and car



backview2



backviewa



tank3



Beamerlanke



**Master Bedroom**



**Additional Inside 1**



**Back View**



**Additional View 3**



**Additional View 5**



**Additional View 6**



59416A



Additional View 2



Living Room



Dining Room



Additional 1



Additional View 2



garden



fromwkshop



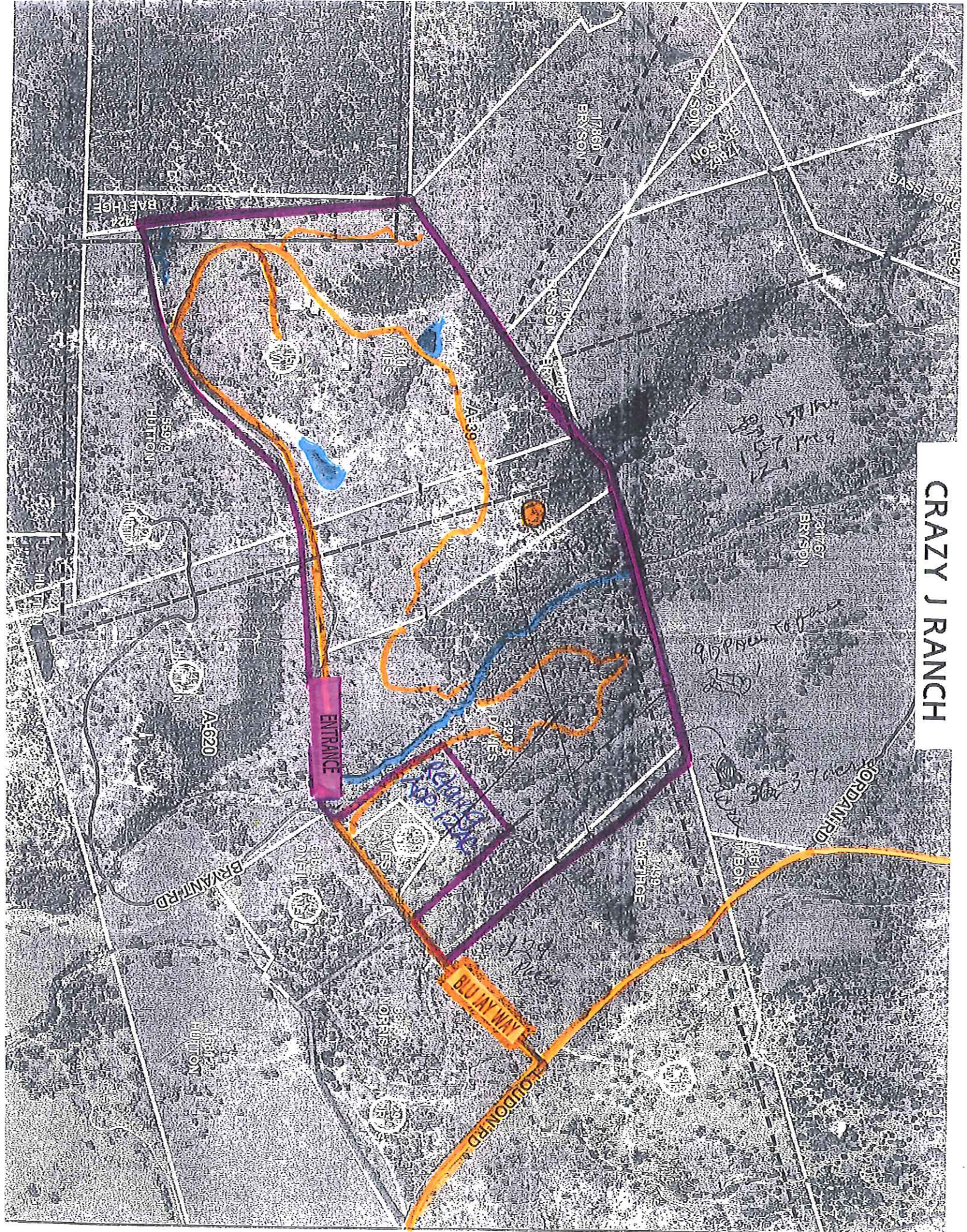
livoakfrmdrv



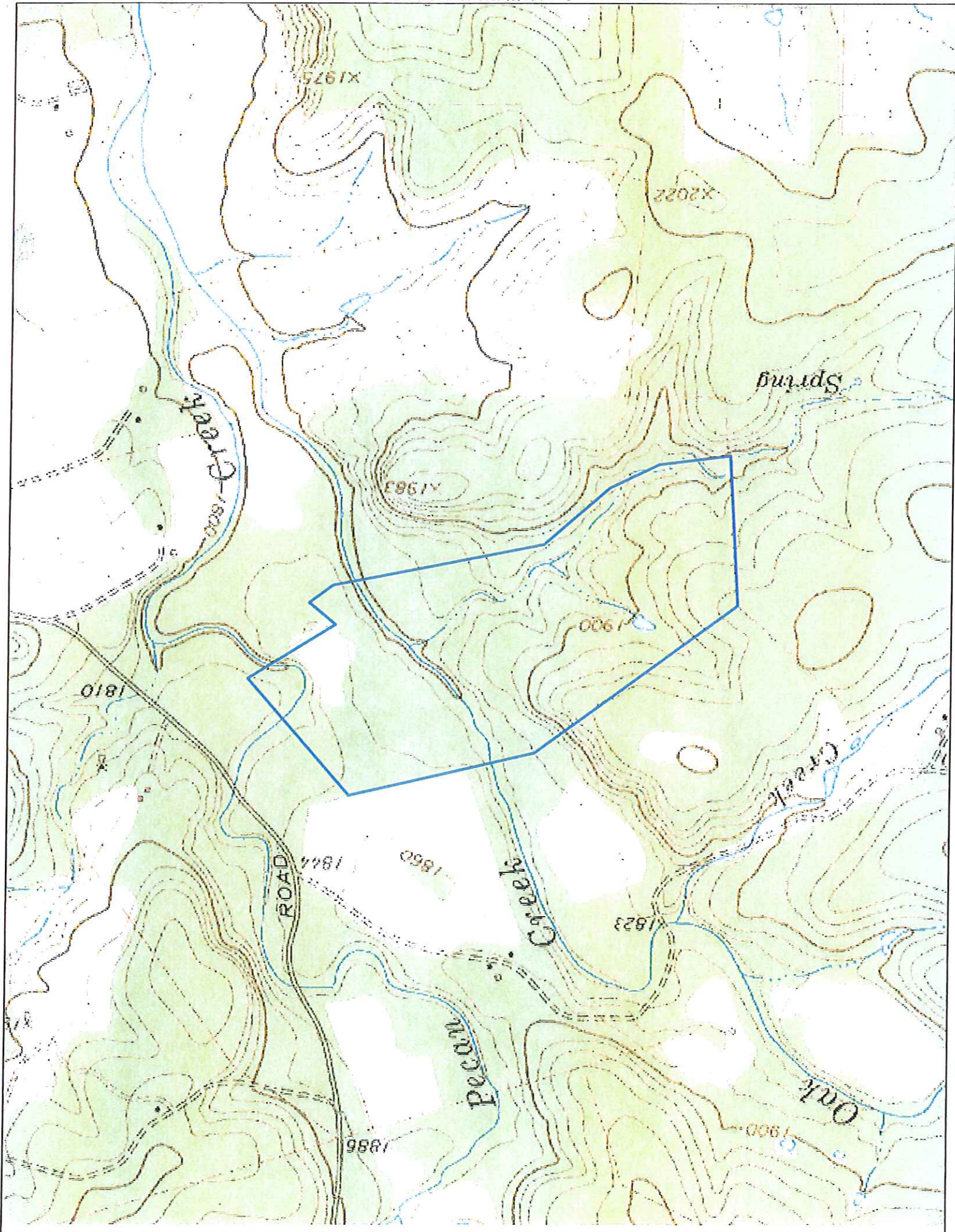
Tank2



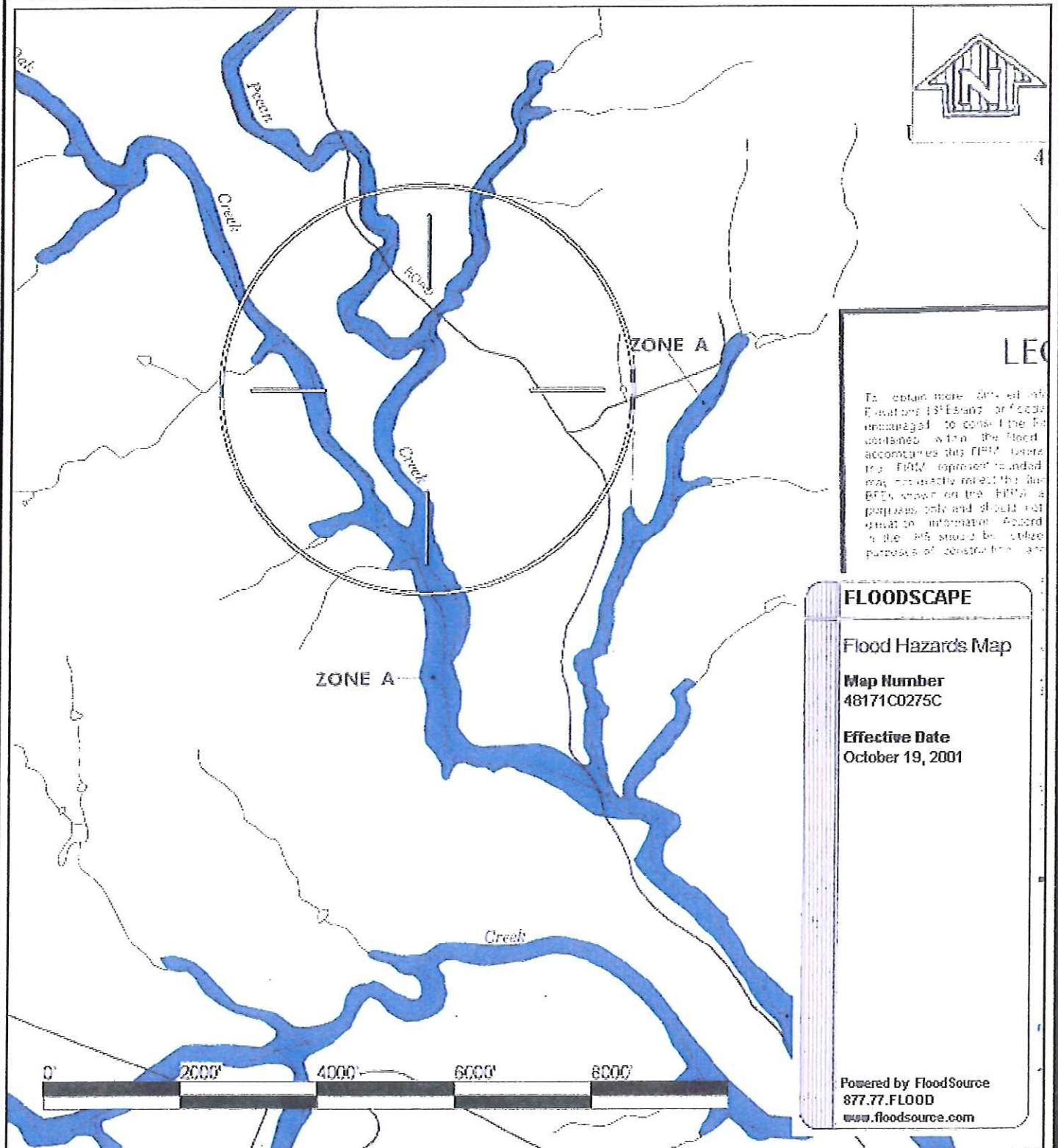
# CRAZY J RANCH











To obtain more detailed information regarding the flood hazards shown on this map, please contact the FloodSource Corporation. The FloodSource Corporation is a professional engineering firm that provides flood hazard mapping services. The FloodSource Corporation is a professional engineering firm that provides flood hazard mapping services.

### FLOODSCOPE

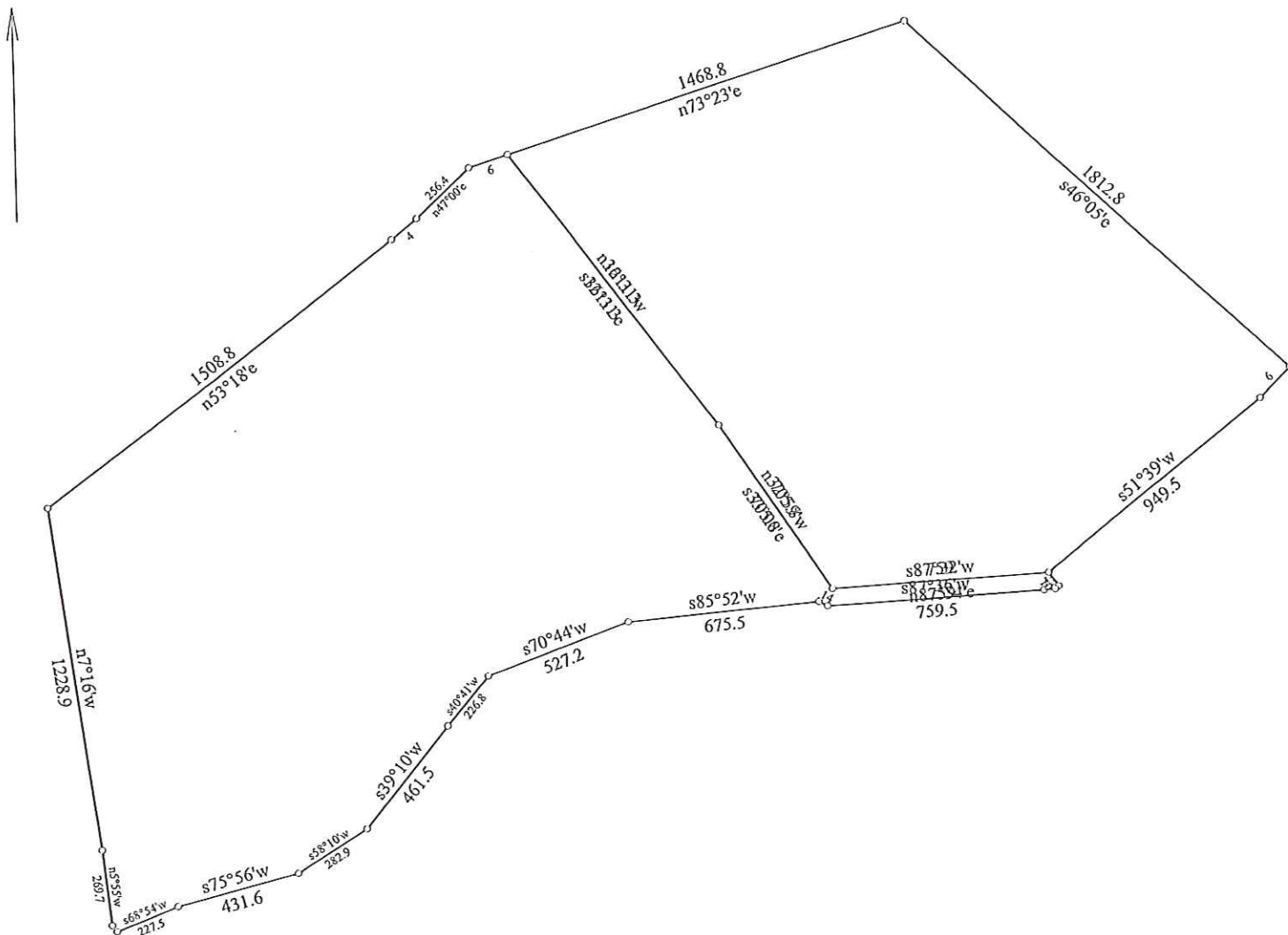
#### Flood Hazards Map

**Map Number**  
48171C0275C

**Effective Date**  
October 19, 2001

Powered by FloodSource  
877.77.FLOOD  
www.floodsource.com





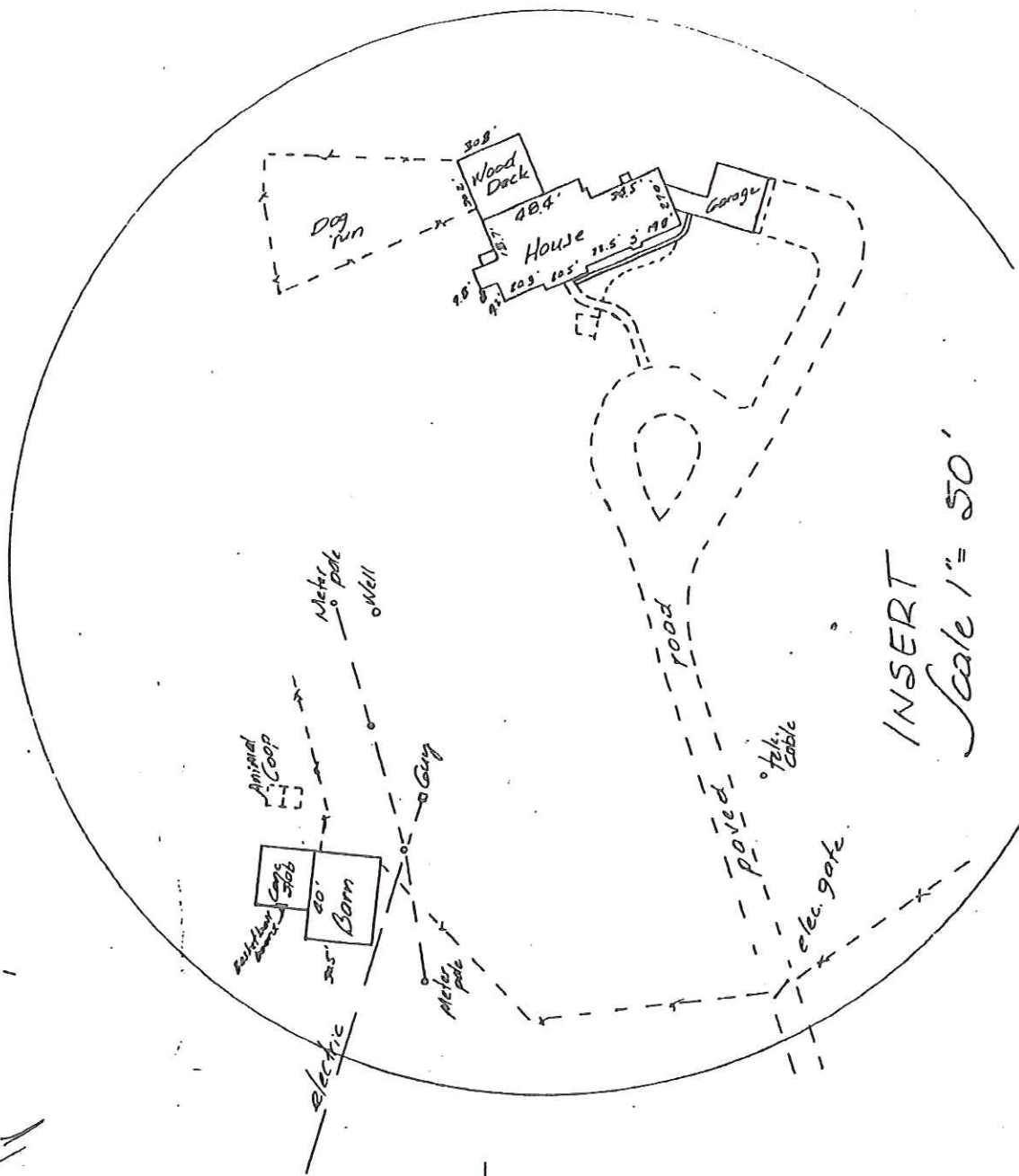
Title:		Date: 11-12-2008
Scale: 1 inch = 600 feet	File:	
Tract 1: 87.214 Acres: 3799021 Sq Feet: Closure = n34.4129w 27.21 Feet: Precision = 1/365: Perimeter = 9939 Feet		
Tract 2: 70.079 Acres: 3052654 Sq Feet: Closure = n29.3120w 0.23 Feet: Precision = 1/30850: Perimeter = 7057 Feet		
001=n5.55w 269.7	011=s50.29w 15	021=s68.54w 227.5
002=n7.16w 1228.9	012=s86.22w 40.1	022=@10
003=n53.18e 1508.8	013=s87.36w 759.5	023=s87.32w 759
004=n51.31e 113.6	014=n60.57w 34.6	024=n32.59w 705.8
005=n47.00e 256.4	015=s85.52w 675.5	025=n36.31w 1211.3
006=n73.21e 143.5	016=s70.44w 527.2	026=n73.23e 1468.8
007=s36.31e 1211.3	017=s40.41w 226.8	027=s46.05e 1812.8
008=s33.00e 705.8	018=s39.10w 461.5	028=s44.38w 149.8
009=n87.34e 759	019=s58.10w 282.9	029=s51.39w 949.5
010=s34.47e 60	020=s75.56w 431.6	



Surveyor  
Reg. Public Surveyor No. 1818

5.3.  
58' in 60' (17.400)  
Creek

Scale 1" = 400'



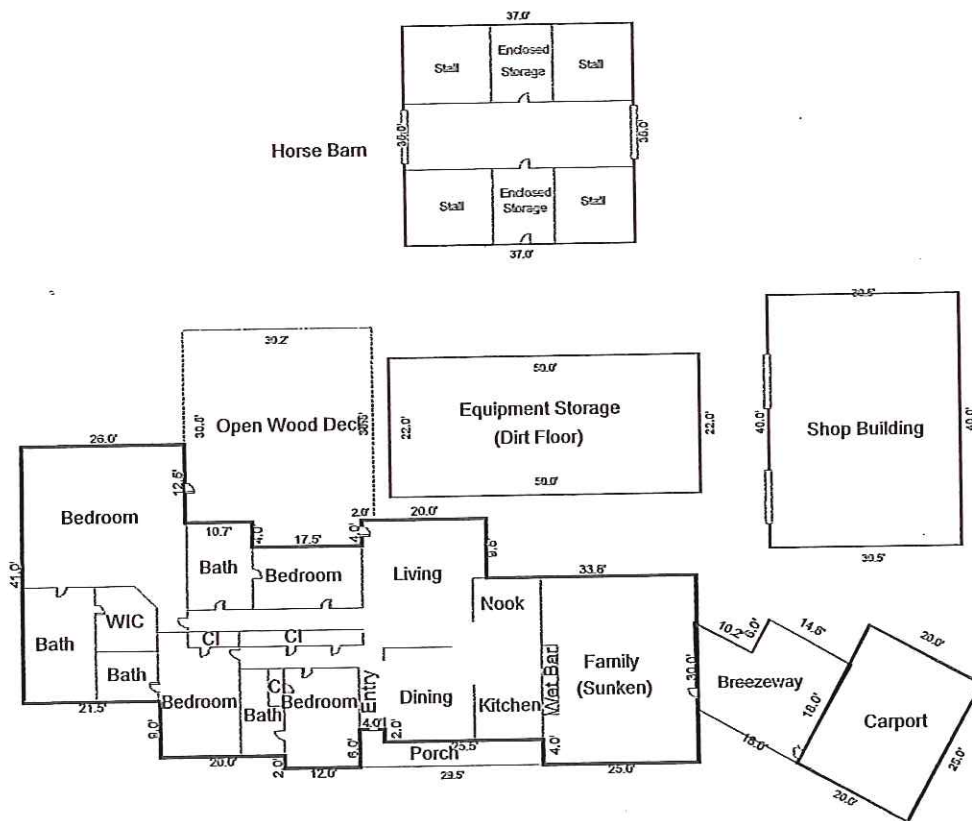
INSERT  
Scale 1" = 50'

Showing  
road easement  
ct of land  
d in  
ty, Texas  
request of  
nmerman, et al



# Building Sketch

Borrower/Client	Davies Family Bypass Trust		
Property Address	1192 Blue Jay Way		
City	Fredericksburg	County Gillespie	State Texas Zip Code 78624-3246
Lender	Davies Family Bypass Trust, Client		



Sketch by Agent IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	3798.63	3798.63
P/P	Porch	126.00	
	Open Wood Deck	991.10	1117.10
GAR	Carport	499.72	499.72
OTH	Breezeway (Enclosed)	347.09	
	Metal Shop Building	1220.00	
	Equipment Storage	1100.00	
	Horse Barn	1295.00	3962.09
TOTAL LIVABLE (rounded)			3799

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
26.0 x	41.0		1066.00
10.8 x	28.5		306.39
9.0 x	15.3		137.25
12.0 x	35.5		426.00
4.8 x	33.5		159.13
20.8 x	29.5		612.13
4.0 x	20.0		80.00
2.0 x	16.8		33.50
25.0 x	30.0		750.00
8.8 x	26.0		227.50
0.5 x	0.0 x	0.0	0.75
11 Calculations Total (rounded)			3799