A detailed topographic map of a region in Gillespie County, Texas, showing intricate contour lines, a winding creek, and a road. The map is rendered in a light, faded style to serve as a background for the text.

**80 ACRES – GILLESPIE COUNTY**

**CLEAN LAND WITH VIEWS,**

**WELL APPOINTED HOME, WILDLIFE...**

**LANDTX™**  
**BEST RANCHES. BEST FOLKS.**

PO Box 860 | 954 San Antonio St. | Mason, TX 76856  
David E. Culver, *Broker* /dec@landtx.com  
325.294.4616 Ph / 210.422.4676 CI

## **RAFTER 3 RANCH**

### **80 ACRES – GILLESPIE COUNTY**

**LOCATION:** This clean, scenic property is located about 15 miles west of Fredericksburg (high end retail, restaurants, hospital, box stores), one mile north of US 290 on paved Cornehl Road, in an area of small farmsteads and working ranches. Austin, San Antonio and San Angelo are about 1.5 – 2 hours away, and Harper (a couple of good restaurants, supplies) is 5 minutes away.

**LAND:** This gently rolling site features a clean field in front, and about 60 partially wooded acres to the west that includes a minor draw, ridge and long range western views. The site contains scenic oak savannahs with little to no underbrush, and other hardwoods including elm and hackberry. Elevation change is 60 feet, and robust populations of whitetail deer and turkey are present, with no sign of hogs! The owner has also stocked addax (excellent food source) and antelope.

**WATER:** The ranch features a 20 gpm water well with submersible pump of 240' overall depth, and area wells range in depth from 120' to 240'. A stock pond holds water after rainfall only, but could possibly be augmented.

**ASSETS:** A very nice, nearly-new 1,400 sf ranch house, 2/1.5, of stone/hardiplank/metal roof overlooks landscaped grounds, accessed by a new paved entrance road. This home has a finished-out garage with plans to add a master suite, for a total of 2,365 sf and 3/2.5, and includes a true masonry fireplace, 10' ceilings, outdoor firepit and carport.

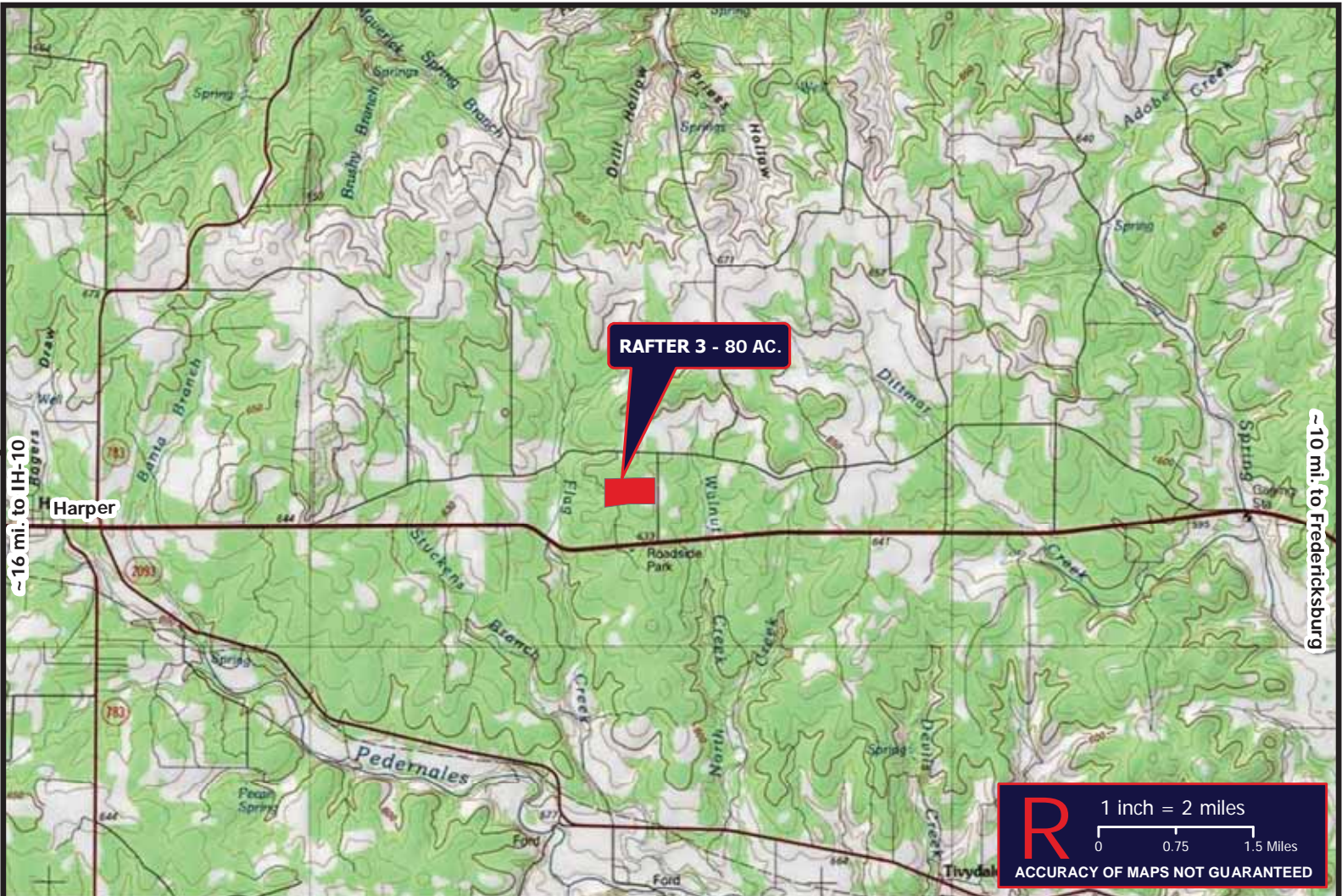
A beautiful stone entrance beckons, and high-end galvanized fencing encloses the site. A loafing shed provides shelter, and blind and feeders convey. Current livestock inventory includes 5 blackbuck antelope and 5 Addax, and quality furniture and ranch accessories can be conveyed at a negotiable price.

**SUMMARY:** Rafter 3 is a refined, yet scenic, plot of land with excellent location/access, with a fine residence anyone can feel comfortable in. Clean, open spaces provide extensive viewsheds, and all assets are first class. This is a turn-key offering, all cleaned up and ready to use. Won't last in hot market!!!

**FINANCIAL/TITLE:** Listing price is \$1,375,000, owner will provide basic survey and title insurance. Accessories/equipment is negotiable, owned minerals will convey. The land is located in the Harper ISD, and current wildlife-exempt taxes are about \$2,800/yr.

The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Broker or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as well as investigate potentially pertinent natural attributes, laws and regulations, and draw their own conclusions regarding the usefulness and value of the property for a given purpose. **SHOWN BY APPOINTMENT ONLY, DO NOT TRESPASS**







RAFTER 3 RANCH - AERIAL

~80 acres | Gillespie County

**LANDTX**<sup>™</sup>

David Culver - 325.294.4616

Highest Elevation  
2,100 ft.

Lowest Elevation  
2,040 ft.

HARRELL

CORNEHL

**R**

1 inch = 400 feet

0 130 260 Feet

ACCURACY OF MAPS NOT GUARANTEED

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

RAFTER 3 RANCH - TOPOGRAPHIC

~80 acres | Gillespie County  
**LANDTX**  
David Culver - 325.294.4616

Highest Elevation  
2,100 ft.

Lowest Elevation  
2,040 ft.

HARRELL  
CORNEHL

**R** 1 inch = 400 feet  
0 130 260 Feet  
ACCURACY OF MAPS NOT GUARANTEED



RAFTER 3 RANCH - GROUNDWATER

Well # 391301  
Date Drilled: 3/26/2015  
Depth: 120 ft.  
Water Level: 62 ft.  
Yield: 12 gpm jetted

Well # 380853  
Date Drilled: 11/11/2014  
Depth: 220 ft.  
Water Level: 81 ft.  
Yield: 20 gpm jetted

Well # 391150  
Date Drilled: 1/26/2015  
Depth: 237 ft.  
Water Level: 100 ft.  
Yield: 15 gpm jetted

Well # 372288  
Date Drilled: 8/18/2014  
Depth: 240 ft.  
Water Level: 93 ft.  
Yield: 15-20 gpm jetted

Well # 415148  
Date Drilled: 2/8/2016  
Depth: 160 ft.  
Water Level: 55 ft.  
Yield: 15 gpm jetted

OLD HARPER

HARRELL

CORNEHL

US HWY 290

JT CREEK



1 inch = 800 feet  
0 290 580 Feet

ACCURACY OF MAPS NOT GUARANTEED

Source: Esri, DigitalGlobe, GeoEye, E  
USDA, USGS, AEX, Getmapping, Aer  
Community

~80 acres | Gillespie County



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# NRCS - SOILS

## NAME

-  DsC2 - DOSS SOILS, 1 TO 5 PERCENT SLOPES, ERODED
-  PuC - PURVES SOILS, UNDULATING

RAFTER 3 RANCH - SOILS



PuC

DsC2

R

1 inch = 500 feet

0 180 360 Feet

ACCURACY OF MAPS NOT GUARANTEED

Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aer

~80 acres | Gillespie County

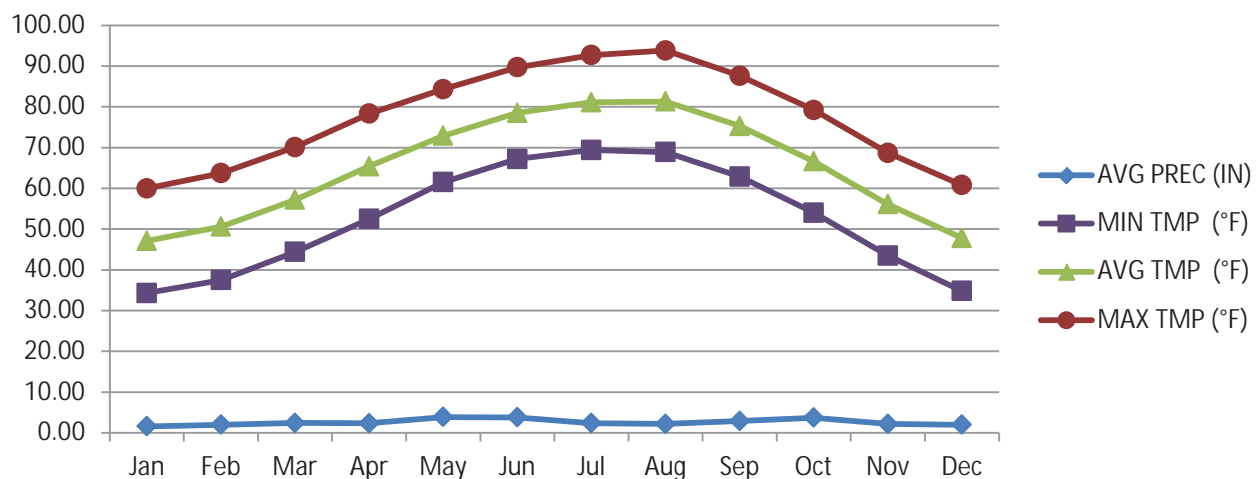
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## Climate of Rafter 3 Ranch

The following charts are the 1981-2001 Climate Normals for **Fredericksburg, Texas**. This is the latest three-decade averages of climatological variables, including temperature and precipitation from the National Climate Data Center (NCDC).

MONTH (1981-2001)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.60	34.3	47.1	60.0
Feb	2.01	37.5	50.6	63.7
Mar	2.45	44.4	57.2	70.1
Apr	2.34	52.5	65.4	78.3
May	3.90	61.5	72.9	84.3
Jun	3.80	67.2	78.5	89.7
Jul	2.40	69.4	81.1	92.7
Aug	2.20	68.9	81.3	93.8
Sep	2.91	62.9	75.3	87.6
Oct	3.71	54.0	66.6	79.2
Nov	2.20	43.5	56.1	68.7
Dec	2.01	34.8	47.8	60.8
Ann	31.53	52.6	65.0	77.4



Zip: 78671	Days Where Temp Exceeds 86°F:	121 – 150 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















## 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.

**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.

**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>Culver/LANDTX, Inc.</b>	<b>287898</b>	<b>dec@landtx.com</b>	<b>325.294.4616</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>David E. Culver</b>	<b>287898</b>	<b>dec@landtx.com</b>	<b>210.422.4676</b>
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/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date