

MINOR THREAT *Winery*

62.00± Acres | Gillespie County

Fredericksburg, Texas



Anders  *Realty*
FINE TEXAS PROPERTIES

MINOR THREAT WINERY

62.00± AC · FREDERICKSBURG, TEXAS

*- PREMIER WINERY -
TASTING ROOM | KITCHEN | HOMESTEAD
SECLUDED OFF THE US-290
HILL COUNTRY WINE CORRIDOR*

OVERVIEW

Captivating and Contemporary Hill Country Winery Estate rooted upon 62+ undulating acres featuring a staggering hilltop view, planted vineyard and sprawling unimproved level acreage in the thriving Hill Country AVA. Perched at 1860' above sea level and completely encircled by unobstructed long-range views is a welcoming tasting room, intimate dining restaurant with commercial kitchen, elegantly designed 4 bed, 3.5 bath hill country transitional home. Thoughtfully sited below the hilltop stands a 5400± sf wine maker's facility and foreman's 2 bed, 2 bath residence. The total offering presents unlimited use applications and exponential revenue opportunities.





LOCATION & ACCESS

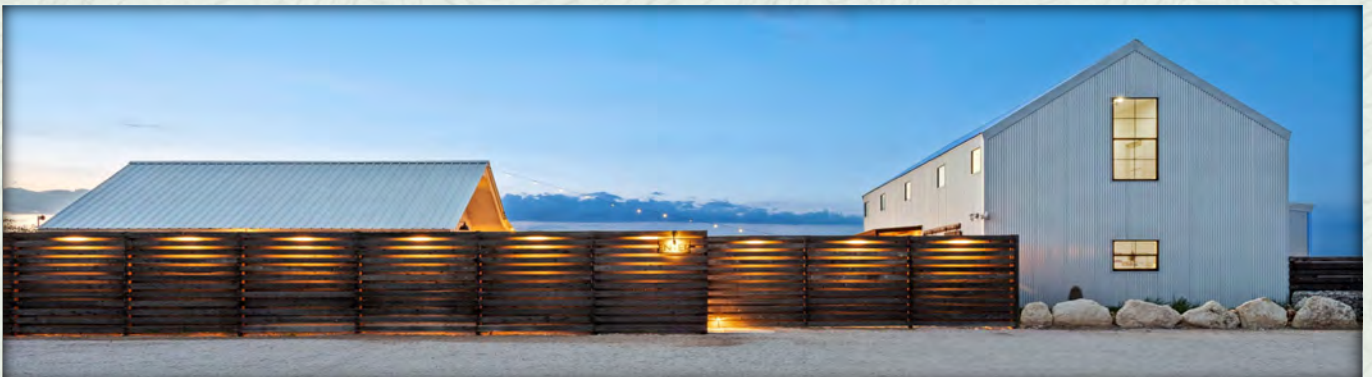
Located just off the beaten path of the Wine Trail in the heart of the Texas Hill Country AVA, the property lies just 25 minutes east of charming Fredericksburg (great restaurants, music venues, shopping, hospital, supplies) and 10 minutes north of Hye. Central Austin is approximately 64 miles east and San Antonio just 87+/- miles south. Access

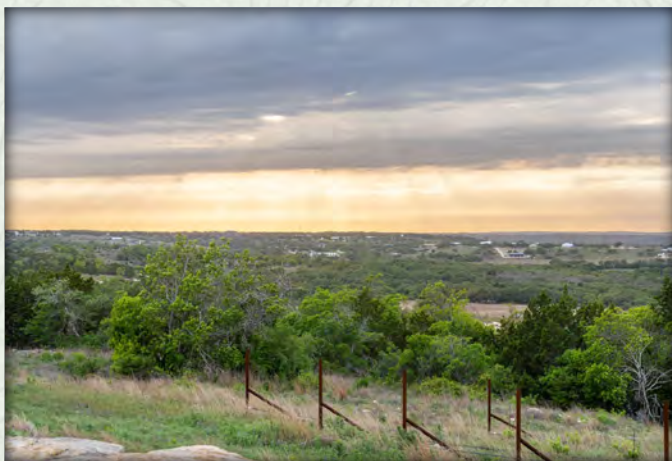
to the property is located on the Gillespie County maintained Ranch Road 2721. Charming Fredericksburg, TX (great restaurants, music venues, wineries, shopping, hospital, grocery stores, full service 24/7 airport) is a scenic 8-minute drive from the front gate. The property sits in a convenient location in the Texas Wine Trail.



Property Address: 330/535/615 Minor Threat Ln., Fredericksburg, TX 78624.

- 8.2± miles to Stonewall
- 17± miles to Johnson City
- 19± miles to Fredericksburg
- 64± miles to Austin
- 87± miles to San Antonio
- 224± miles to Houston
- 245± miles to Dallas





LAND & VITICULTURE

- 62+ acres comprised mainly of hilly brackett soils which boast excellent drainage and Doss silty clay.
- 20± acres of grape varietals.
- Wildlife fencing surrounds the perimeter of the parcel with the exception of the entry road.
- Property elevation ranges from approximately 1,700'± to 1,860'±.
- Astonishing 4 County, 360-degree views.
- Abundance of native flora and fauna and a variety of hardwoods.



WATER

- Property is serviced by one existing water well approximately 1247 feet deep and is extraordinarily well housed.
- Average annual rainfall is 31.53" for the local area.





IMPROVEMENTS

Wine Making facility

4600± sqft heated and cooled on slab with an additional 800± sf crushing pad featuring (2) 15' full view paneled roll up doors, an office and restroom facility.







The Wine Study

Rustic chic styled and inviting, this space can host 25 people or more offering stellar views and featuring a moveable glass wall which opens to covered patio seating, serving station, prep kitchen, storage loft and restroom facilities.





The Kitchen

A striking and moody space, The Kitchen is an ingenious rarity for most Hill Country Wineries, showcasing cozy dining space looking toward the expansive view all open to the entertainment at the commercial grade chef's station. The second story allows for office space, storage, and an awe-inspiring private meeting room.



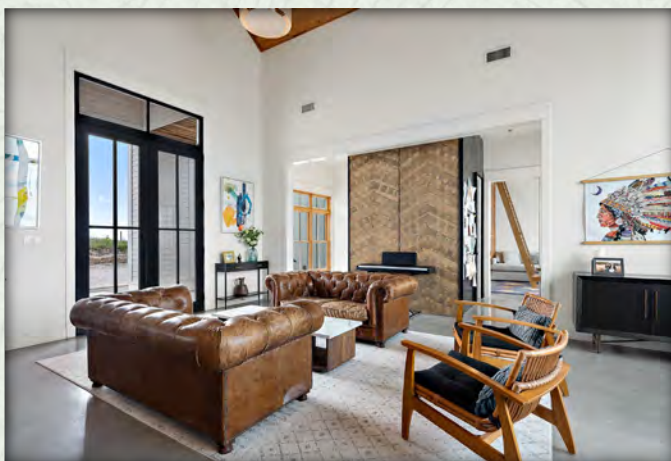


Main Residence

Crafted in 2018, this 4-bedroom, 3.5-bath Single Story Hill Country Transitional Homestead affords 2800± sqft of timeless living space under a standing seam metal roof, impeccably maintained, with extreme attention to detail and rapturous finishes. Over gleaming polished concrete floors, the open floorplan design is perfectly accentuated by high ceilings, luminous and artfully constructed screened porch complete chiminea and massive indoor/outdoor living circular dipping pool or lap pool for bit more



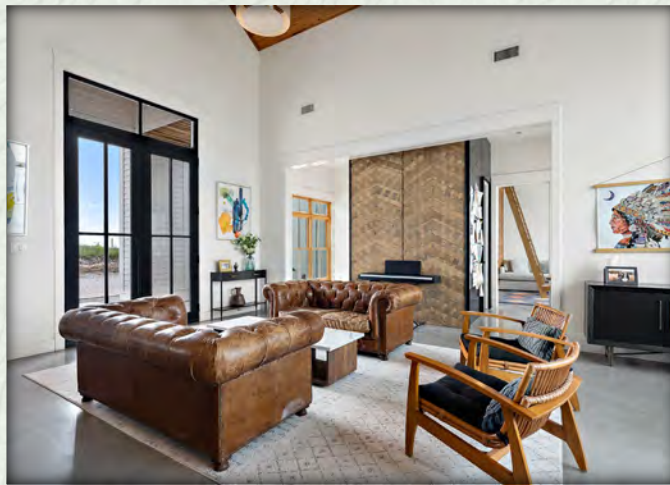
wood casement windows lighting. An alluring with steel wood burning deck create an incredible experience. Cool off in the enjoy the sparkling deeper activity.

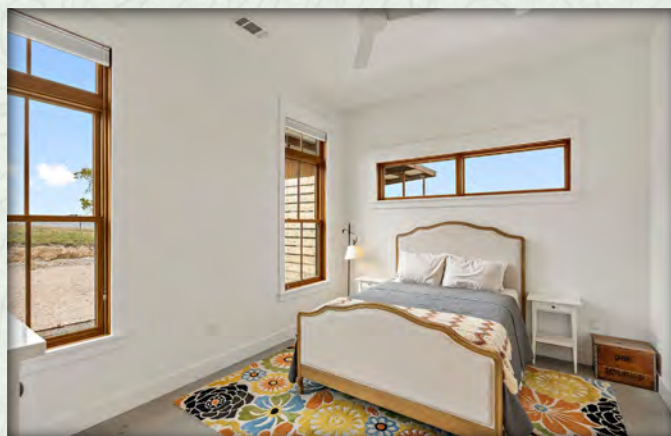


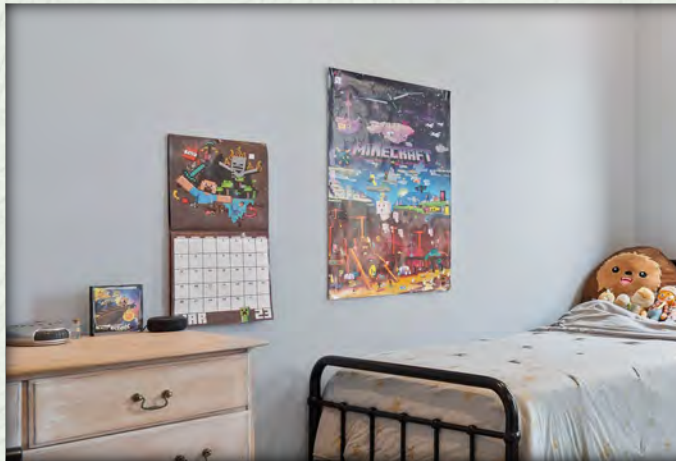


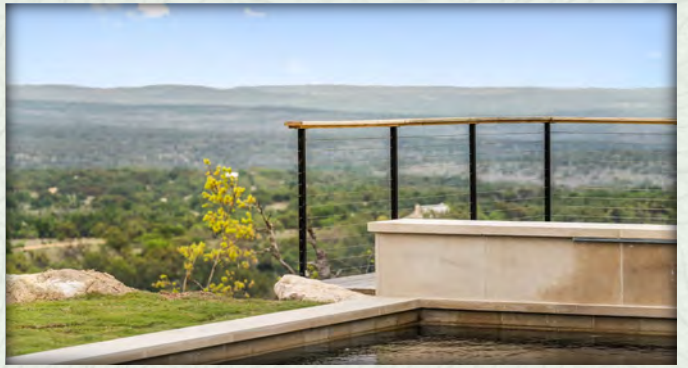












The Gym

Overlooking the modern lap pool wrapped in tongue and groove planks is an ideal flex space with full bath, currently serving as a gym, but could also be utilized as a guest unit, pool house, art studio, etc.

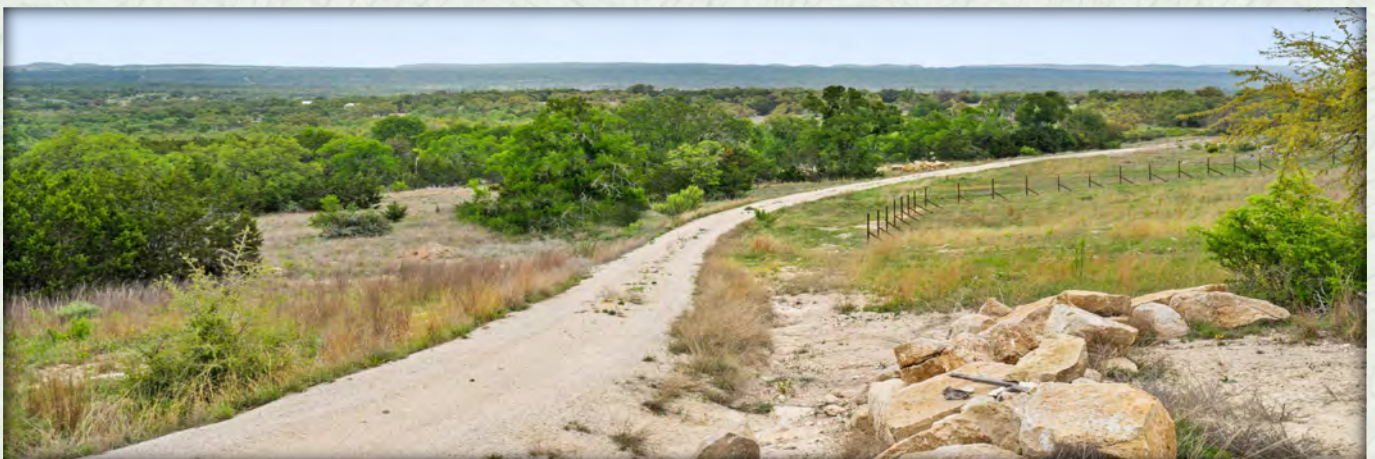




Foreman's Residence

Nestled into the western side of the property is a private 2 bedroom, 2 bath bungalow with a lovely open kitchen a gorgeous view off the front porch! Adjacent is a temperature-controlled work room.

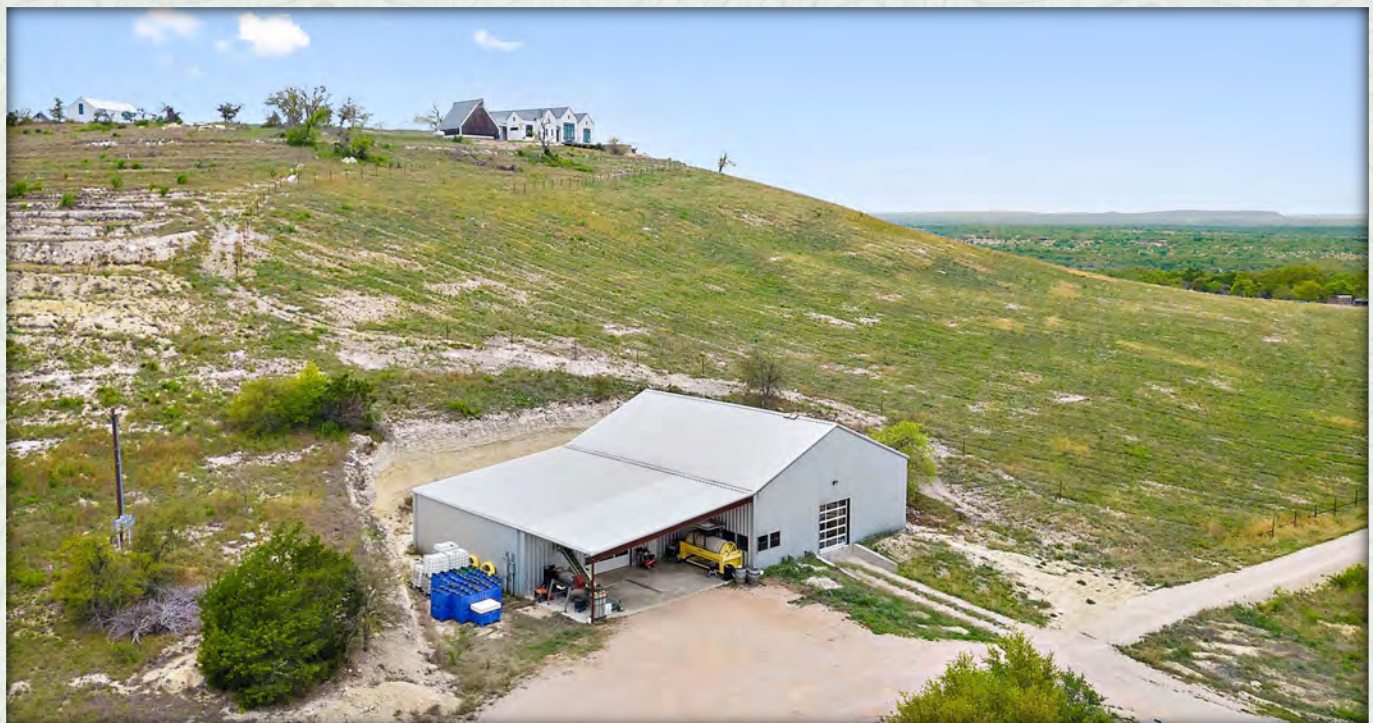




SUMMARY

Minor Threat Winery is truly a rare and unique offering unlike any other that encapsulates the very finest attributes that Hill Country has to offer. Being seclusively located just off the Texas Hill Country wine corridor, yet still providing easy access to Fredericksburg and all of the attractions that draw millions to the area every year. With its stunning 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 3rd largest AVA in the country.

~A non-real estate inventory list will be provided upon request.







FINANCIAL / TITLE

MINOR THREAT WINERY, as described herein (62.00± ac), is offered at \$6,250,000 in Cash or at Terms acceptable solely at the discretion of the Seller. The business is not included with this offering. The conditions of sale are as follows:

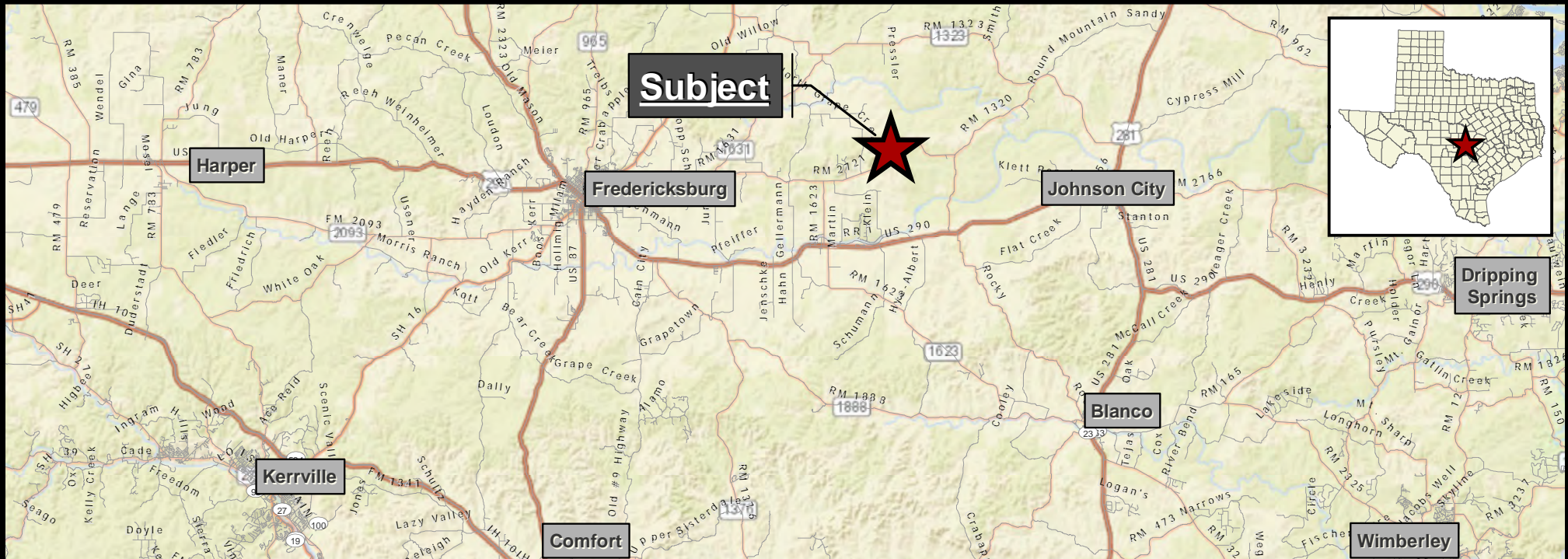
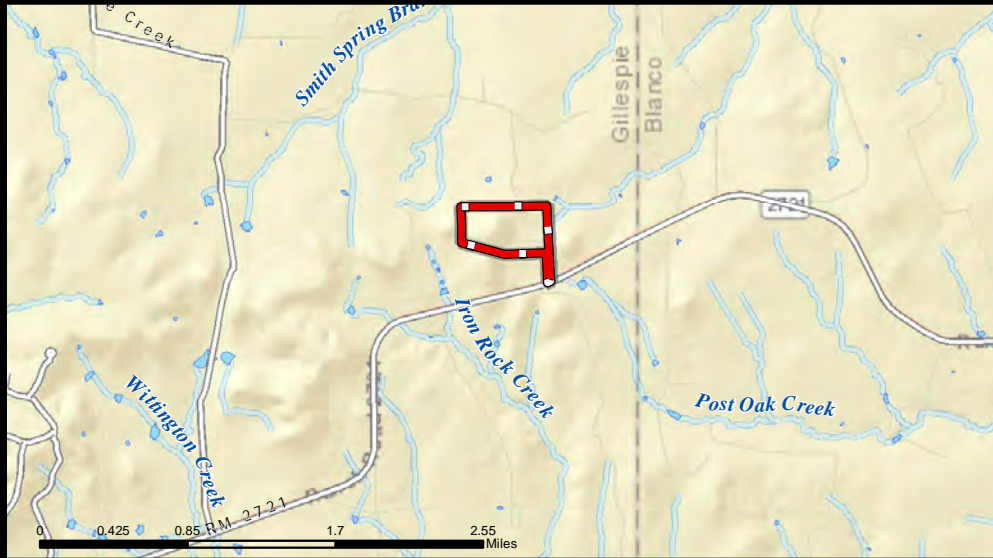
1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.
2. There are currently no deed restrictions
3. Property carries Agricultural Exemption.
4. The 2022 property taxes were approx. \$18,266.62.
5. Seller will deliver existing survey.
6. Any mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
7. Buyer to verify all pertinent information to their purchase.
8. Buyers Brokers are welcomed and invited to contact Brady Anders or Andi Eystad with Anders Ranch Realty for information regarding Cooperation Policies.
9. The property lies in the Fredericksburg ISD.



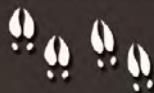
This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch 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.

MINOR THREAT WINERY | 62.00 ± AC | GILLESPIE



0 0.3 0.6 0.9 Miles



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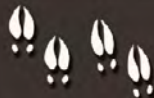
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1 inch = 243.6 feet

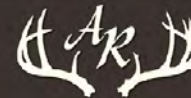
0 0.025 0.05 0.075 Miles



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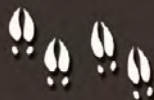
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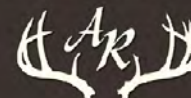


1 inch = 583.33 feet

0 0.07 0.14 0.21 Miles



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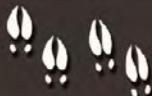


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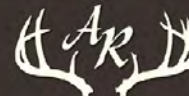
MINOR THREAT WINERY | 62.00 ± AC | GILLESPIE

1 inch = 250 feet

0 0.03 0.06 0.09 Miles

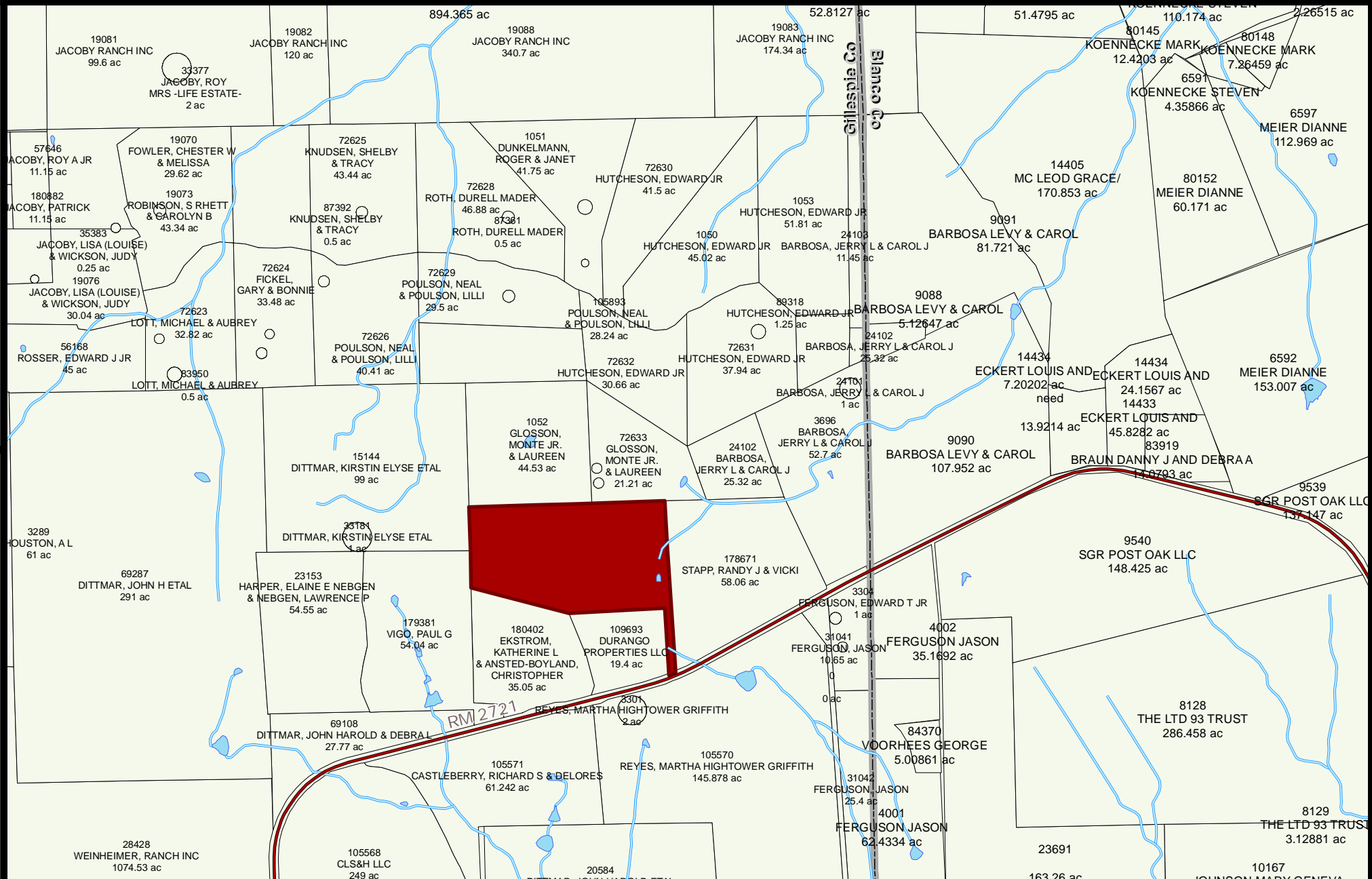


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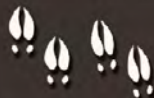
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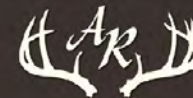


1 inch = 1,500 feet

0 0.15 0.3 0.45 Miles

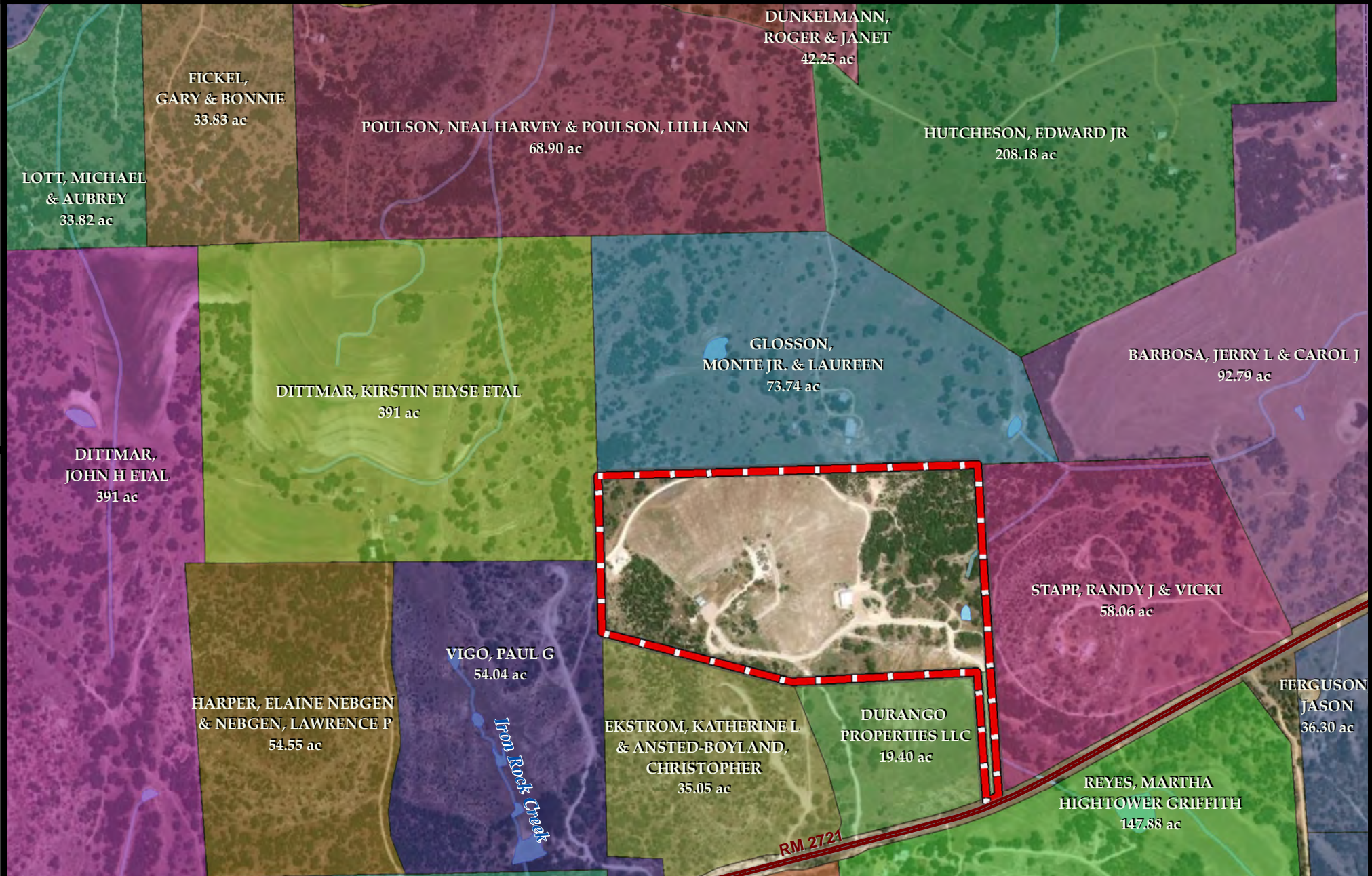


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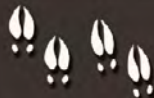
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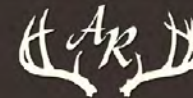


1 inch = 773.54 feet

0 0.09 0.18 0.27 Miles

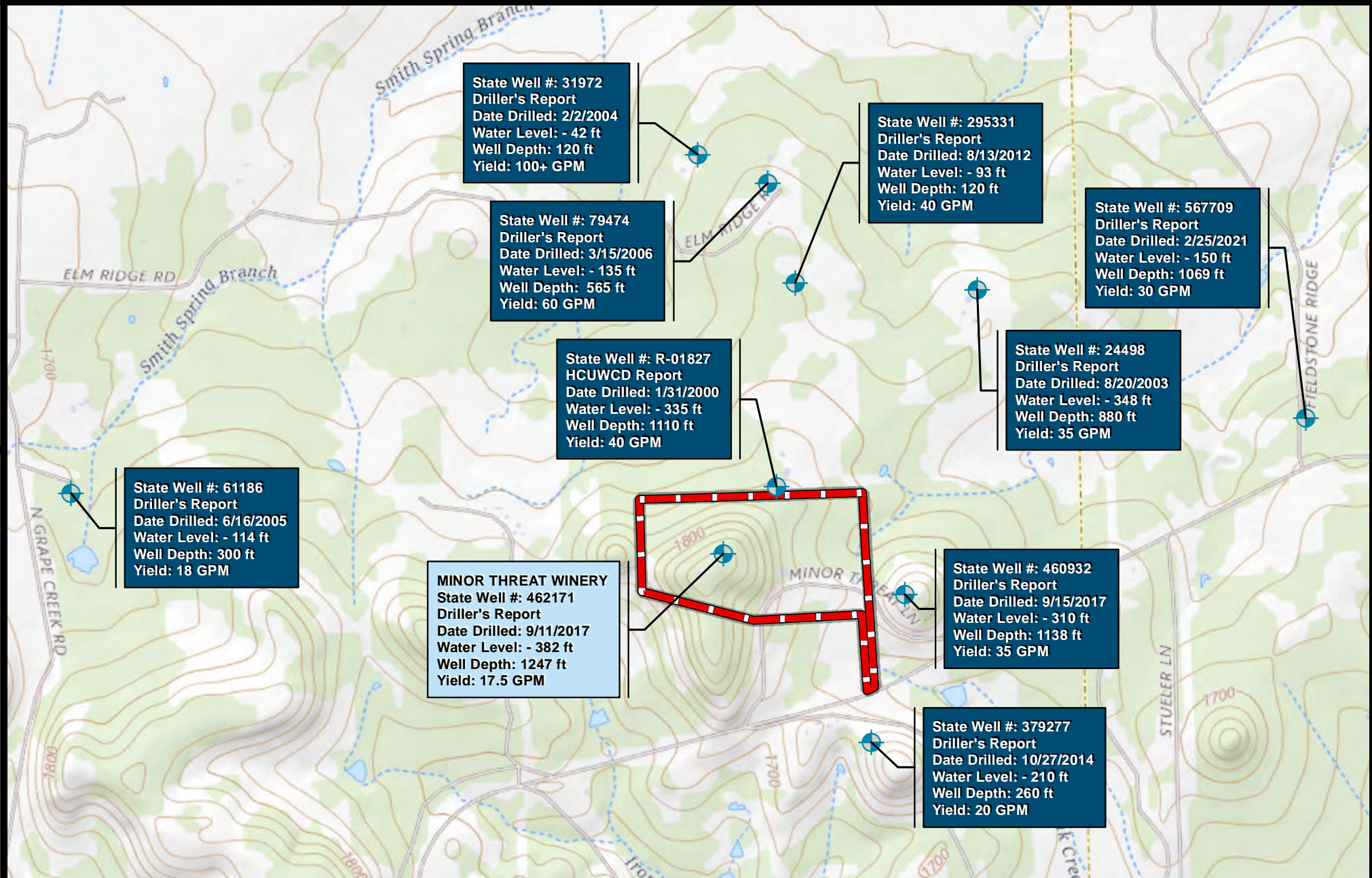


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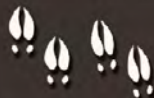
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1 inch = 1,319.97 feet

0 0.15 0.3 0.45 Miles











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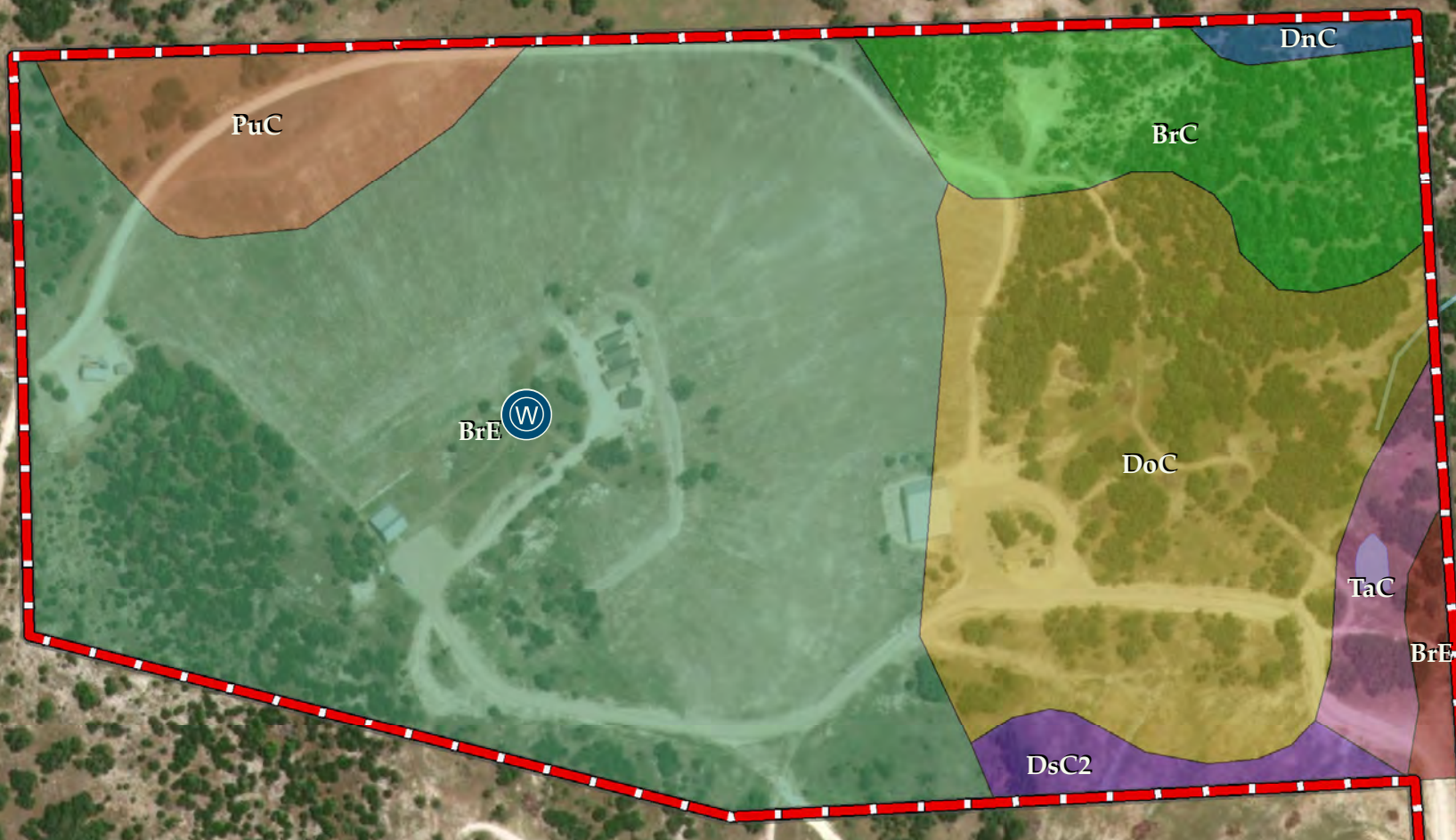


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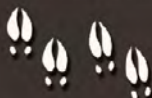
SOIL DESCRIPTION

 BrC - Brackett soils, undulating (5.63± ac)	 DoC - Doss silty clay, 1-5% slopes (13.43± ac)
 BrE - Brackett soils, hilly (0.6± ac)	 DsC2 - Doss soils, 1-5% slopes, eroded (1.27± ac)
 BrE - Brackett soils, hilly (34.29± ac)	 PuC - Purves soils, undulating (3.66± ac)
 DnC - Denton silty clay, 3-5% slopes (0.5± ac)	 TaC - Tarrant soils, undulating (1.64± ac)



1 inch = 275 feet

0 0.03 0.06 0.09 Miles



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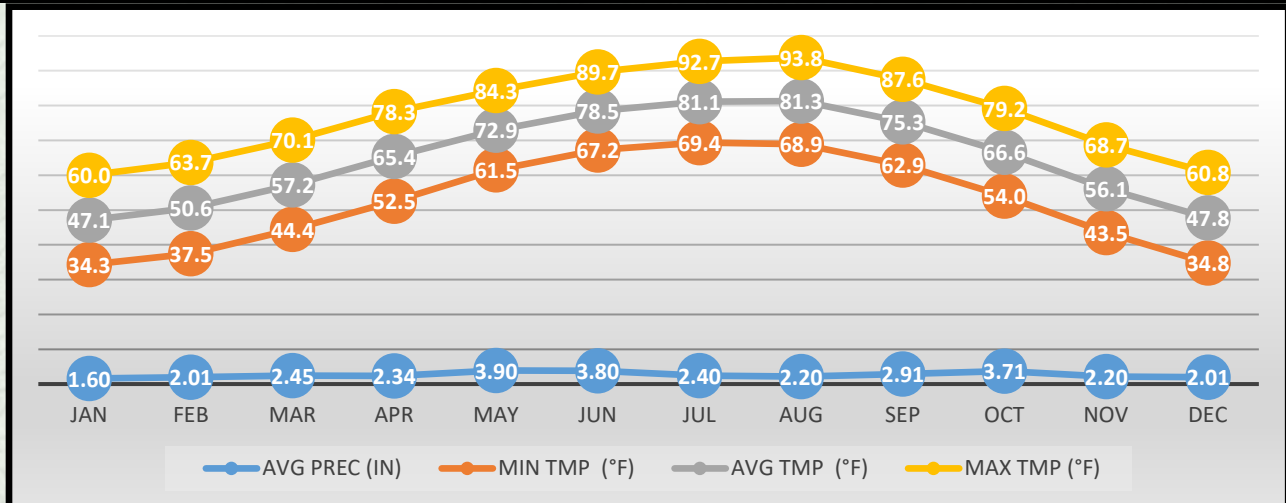


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CLIMATE DATA

Three-decade averages of climatological variables (1991-2001)
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	1.60	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: 78624	Days Where Temp Exceeds 86°F:	121 - 150 Days
	Freeze Date (Avg First Frost):	Nov 11th – 20th
	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

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

11-2-2015



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.

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 Designated Broker of Firm	514096 License No.	Brady@AndersRanchRealty.com Email	512-791-9961 Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Andrea Eystad Sales Agent/Associate's Name	643088 License No.	Andi@AndersRanchRealty.com Email	830-446-1532 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Anders Realty

302 E. Main Street | Johnson City, TX 78636

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