

MINOR THREAT

Winery-40

40.00± Acres | Gillespie County

Fredericksburg, Texas



Anders Realty

FINE TEXAS PROPERTIES

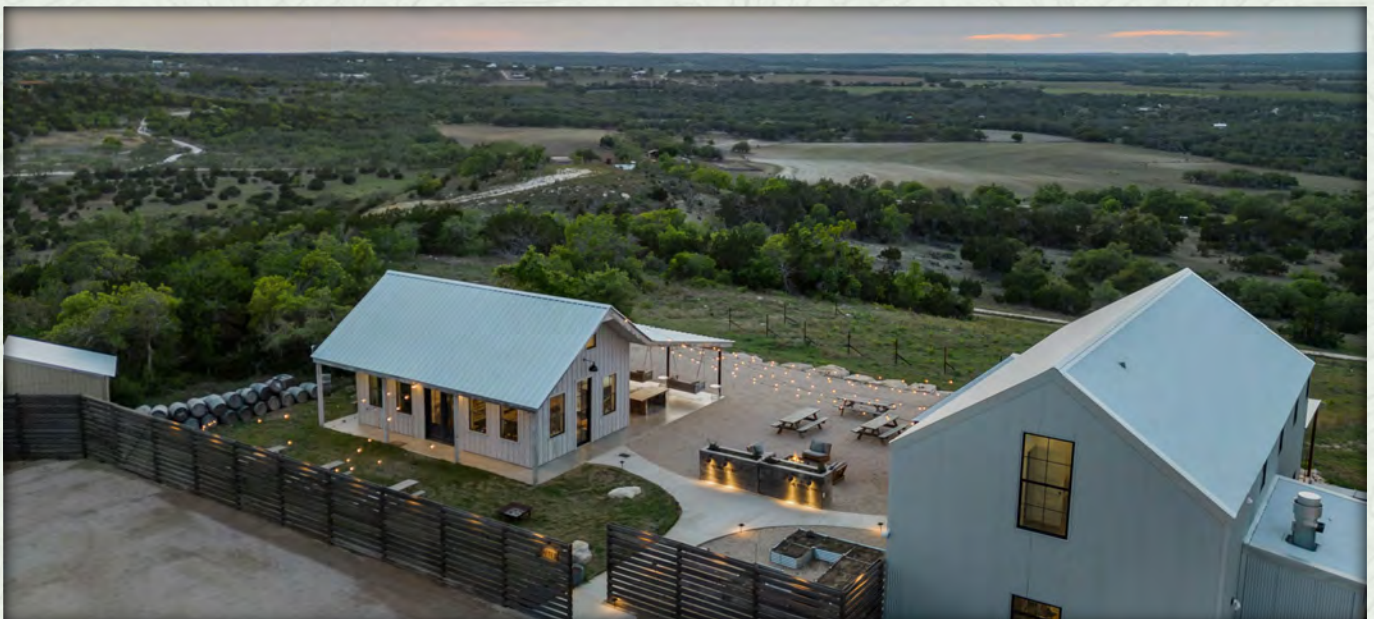
MINOR THREAT WINERY-40

40.00± AC · FREDERICKSBURG, TEXAS

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

OVERVIEW

40+/- acre Winery and Restaurant offering the finest views the Hill Country Wine Trail has to offer and so much more. Located in the thriving Hill Country AVA, at 1860' above sea level and completely encircled by unobstructed long-range views is a welcoming tasting room, intimate dining restaurant with commercial kitchen, 5400+/- sf wine making facility, 212 guest cabin and irrigated vineyard. Presenting unlimited use applications and exponential revenue opportunities, this one-of-a-kind winery compound is immediately ready for operation and can easily be expanded upon with a hospitality venture. The Wine Study is styled to be rustic, chic and inviting, the 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. 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 private meeting room with big picture window. Nestled into 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. The property is Ag-Exempt with no city tax.



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

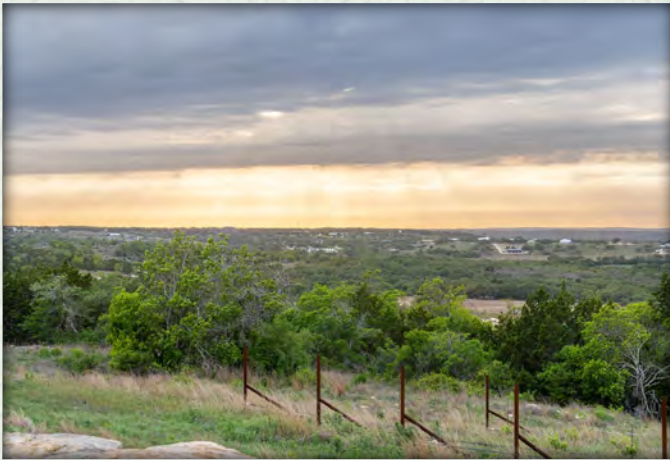
to the property is located on the Gillespie County maintained Ranch Road 2721. Charming Fredericksburg, TX (great restaurants, music venues, wineries, shopping, hospital, grocery stores, full service 24/7 airport) is a scenic 8-minute drive from the front gate. The property sits in a convenient location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



**Property Address: 330 & 535 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

- 40+ acres comprised mainly of hilly brackett soils which boast excellent drainage and Doss silty clay.
- 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.

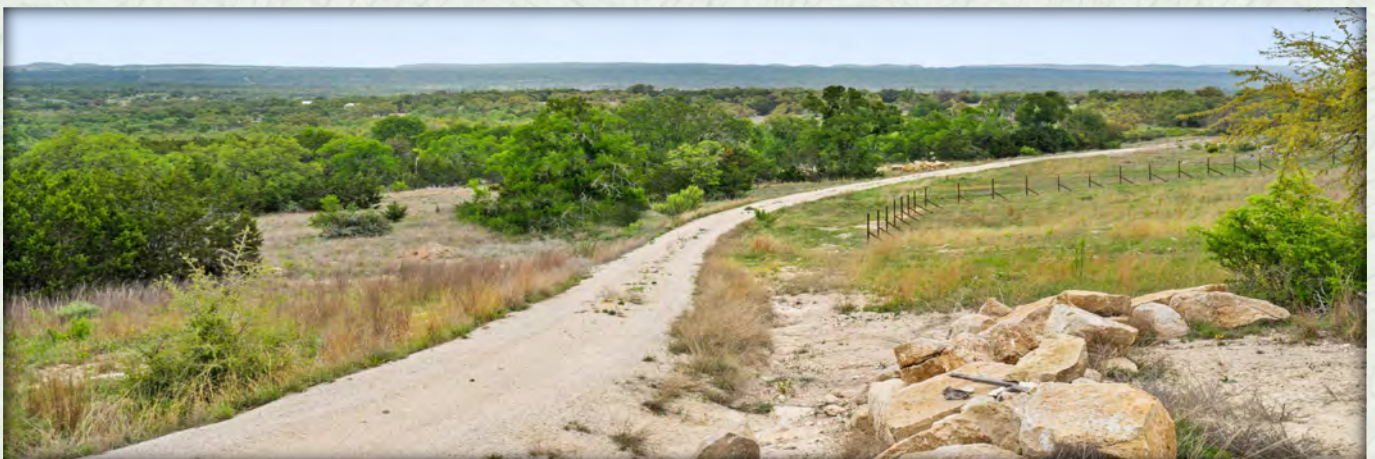




Foreman's Residence

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.

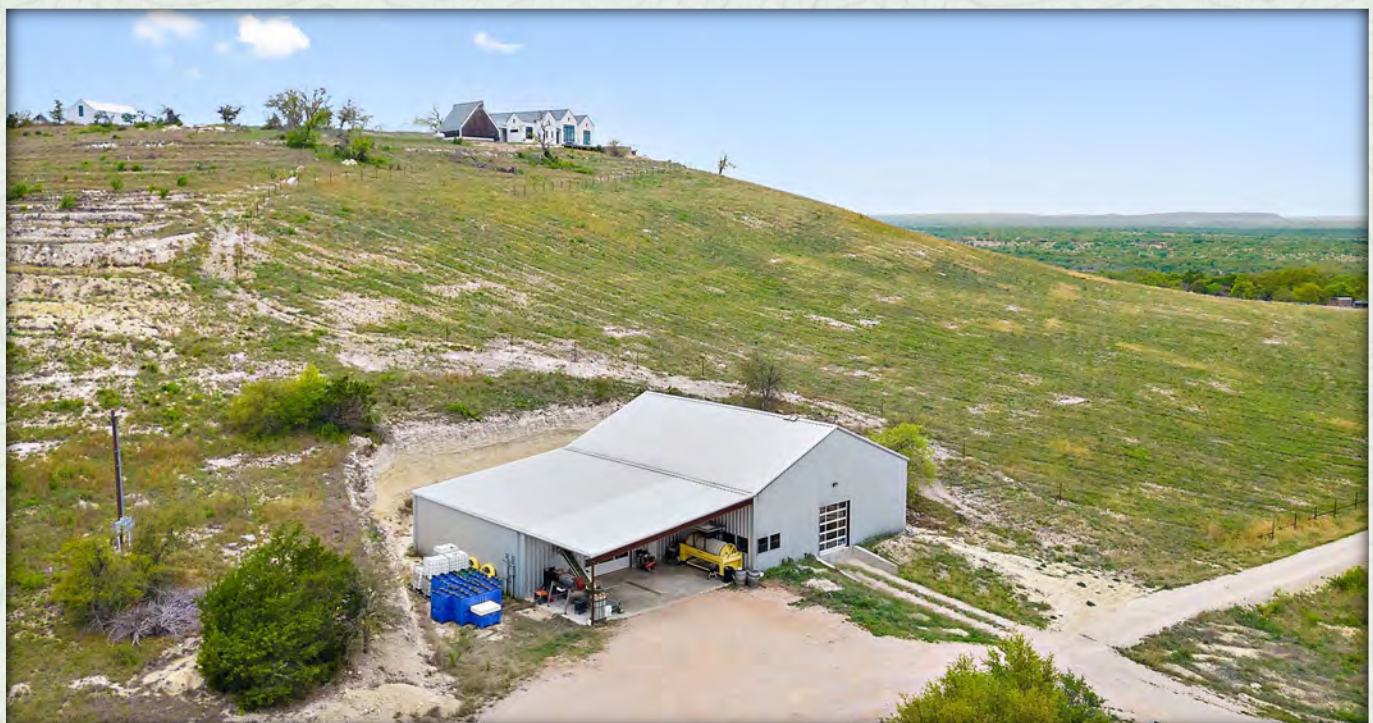




SUMMARY

Minor Threat Winery-40 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

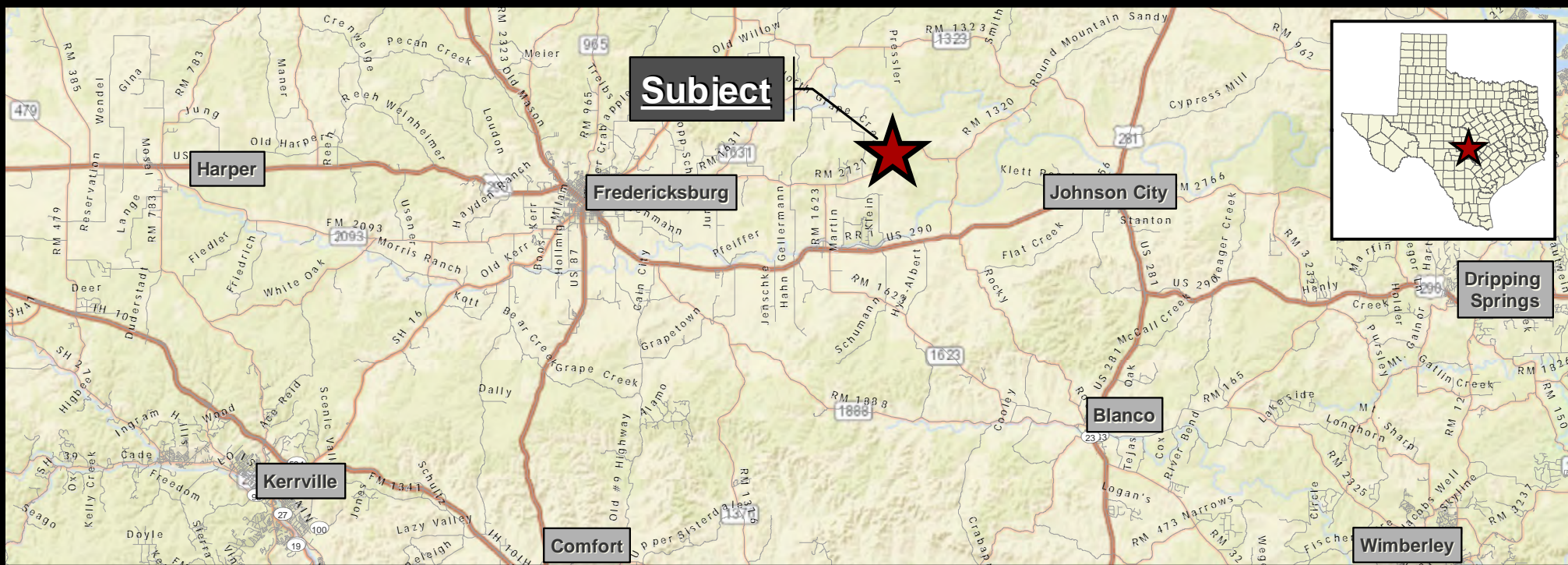
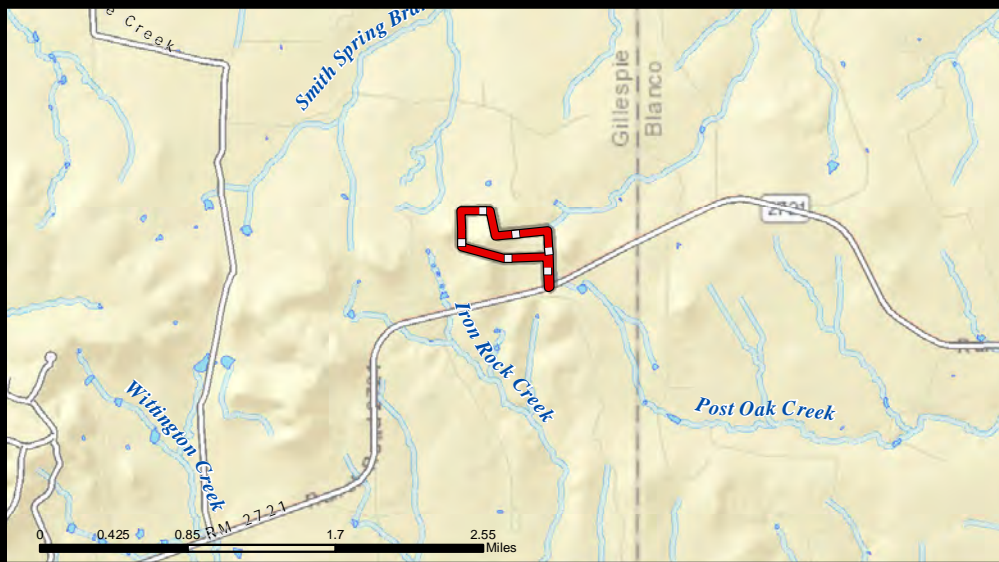
MINOR THREAT WINERY-40, as described herein (40.00± ac), is offered at \$3,800,000 in Cash or at Terms acceptable solely at the discretion of the Seller. The business is not included with this offering. The conditions of sale are as follows:

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. \$8,444.19.
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.

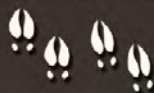


This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy 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-40 | 40.00 ± AC | GILLESPIE



0 0.3 0.6 0.9 Miles



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Office (830) 481-4444
www.AndersRanchRealty.com



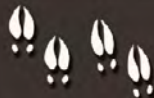
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MINOR THREAT WINERY-40 | 40.00 ± AC | GILLESPIE



1 inch = 243.6 feet

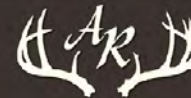
0 0.025 0.05 0.075 Miles



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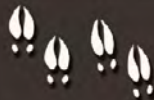
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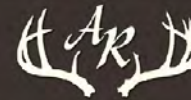


1 inch = 583.33 feet

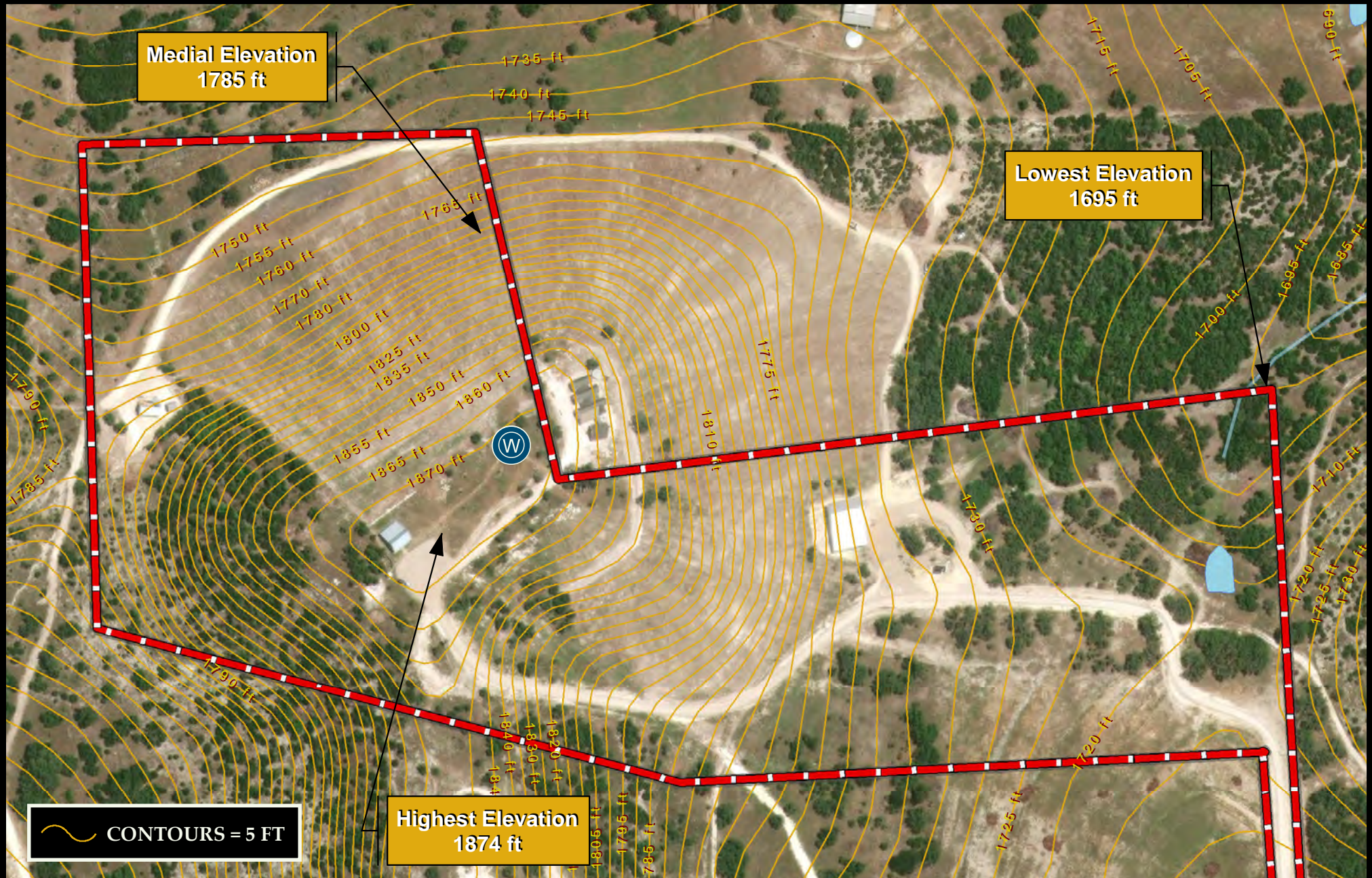
0 0.07 0.14 0.21 Miles



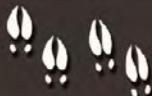
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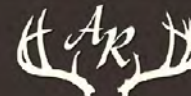
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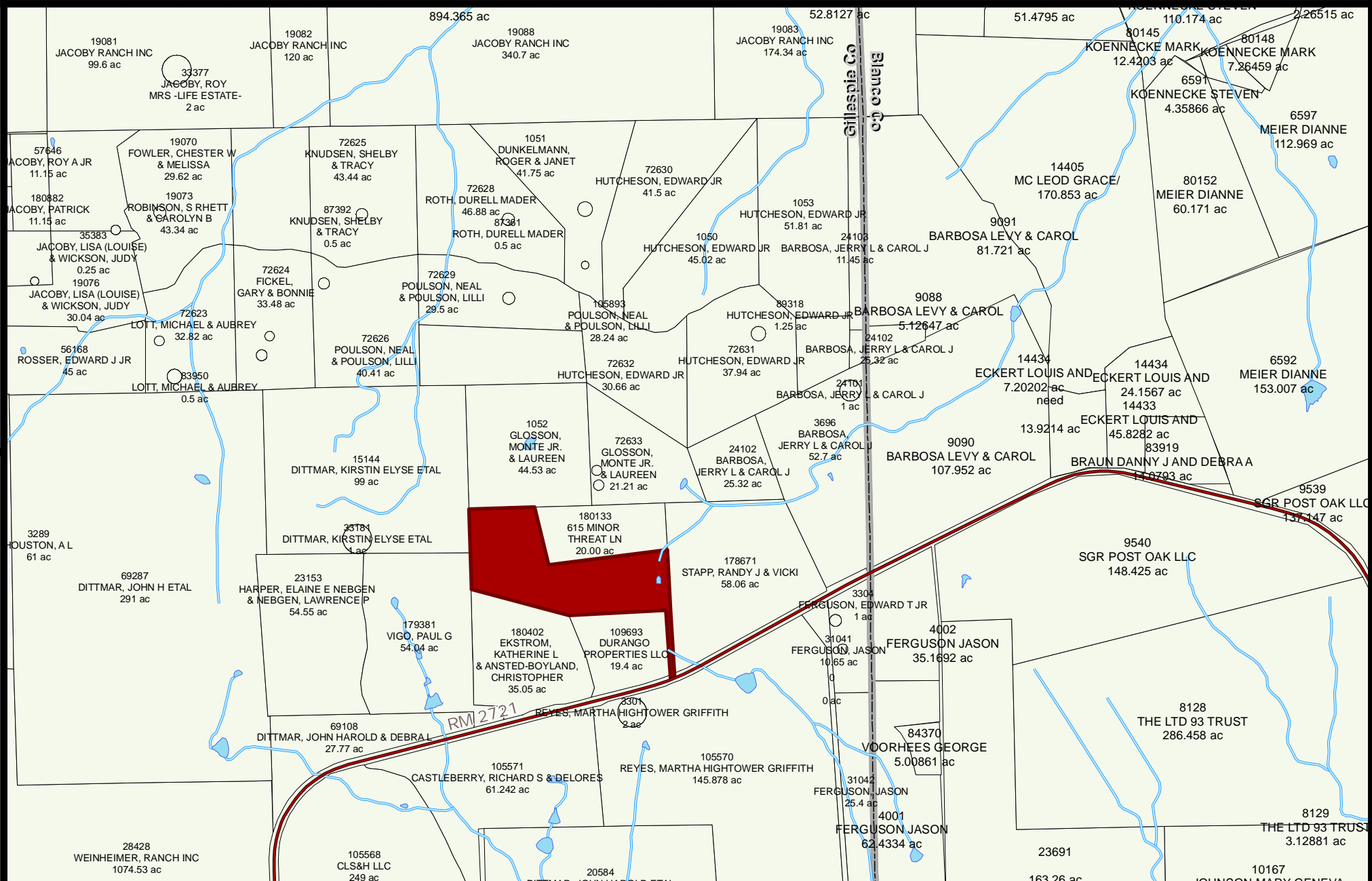
1 inch = 250 feet



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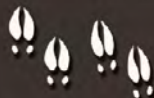


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FINE TEXAS PROPERTIES

MINOR THREAT WINERY-40 | 40.00 ± AC | GILLESPIE

1 inch = 1,500 feet

0 0.15 0.3 0.45 Miles

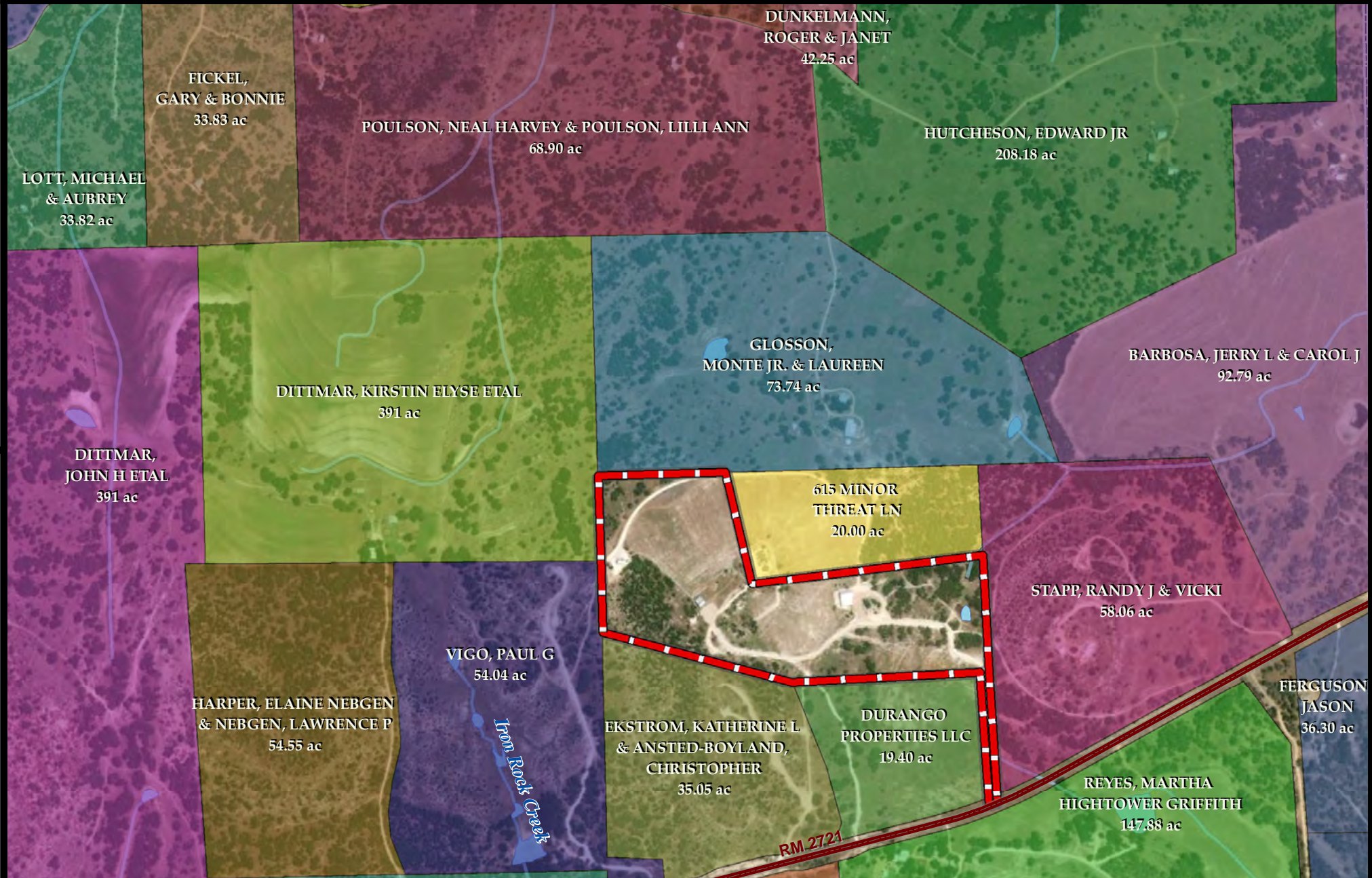


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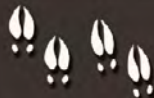
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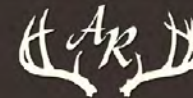


1 inch = 773.54 feet

0 0.09 0.18 0.27 Miles









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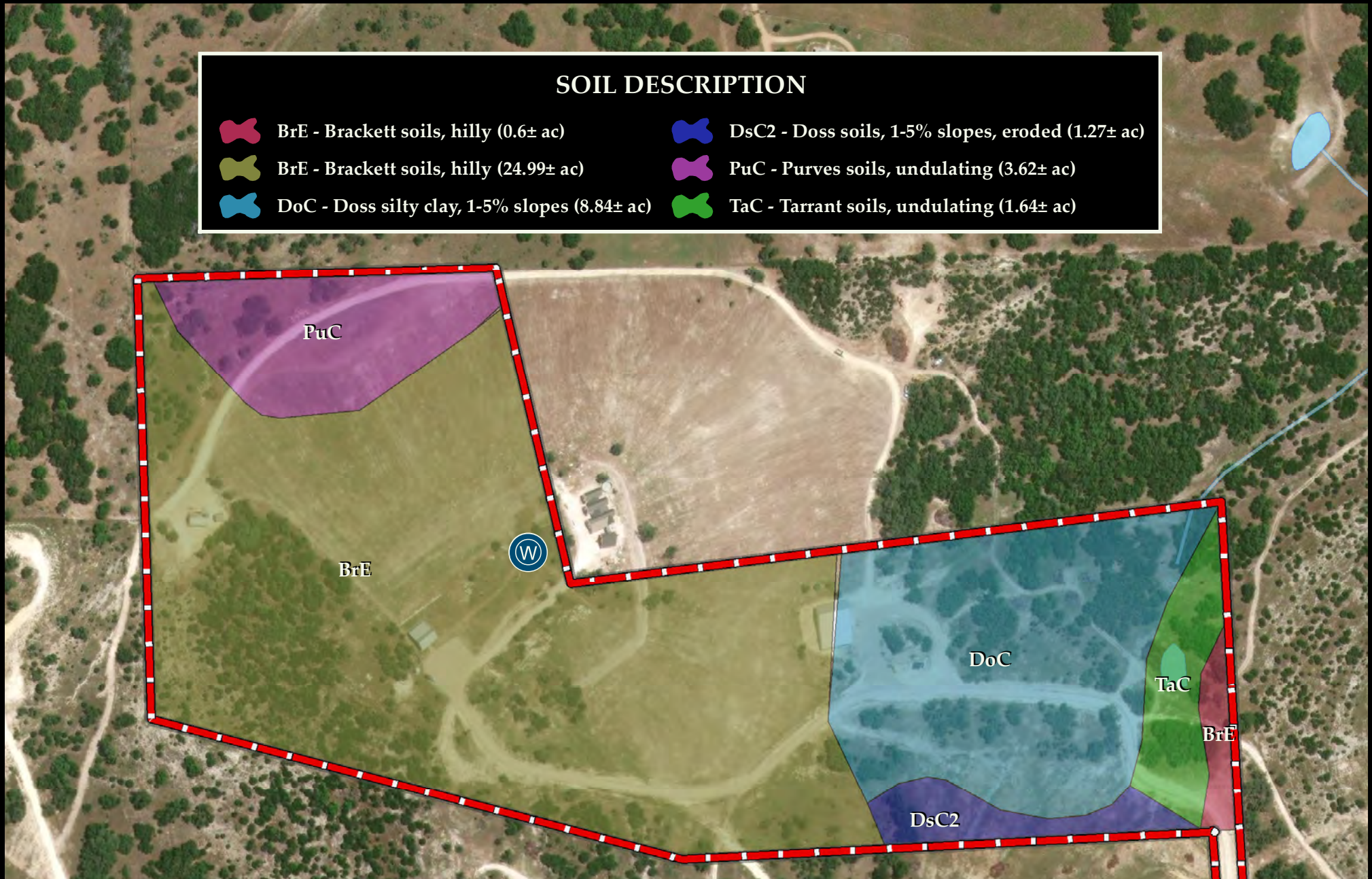


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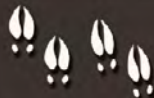
SOIL DESCRIPTION

- | | |
|---|---|
|  BrE - Brackett soils, hilly (0.6± ac) |  DsC2 - Doss soils, 1-5% slopes, eroded (1.27± ac) |
|  BrE - Brackett soils, hilly (24.99± ac) |  PuC - Purves soils, undulating (3.62± ac) |
|  DoC - Doss silty clay, 1-5% slopes (8.84± ac) |  TaC - Tarrant soils, undulating (1.64± ac) |

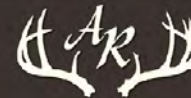


1 inch = 275 feet

0 0.03 0.06 0.09 Miles

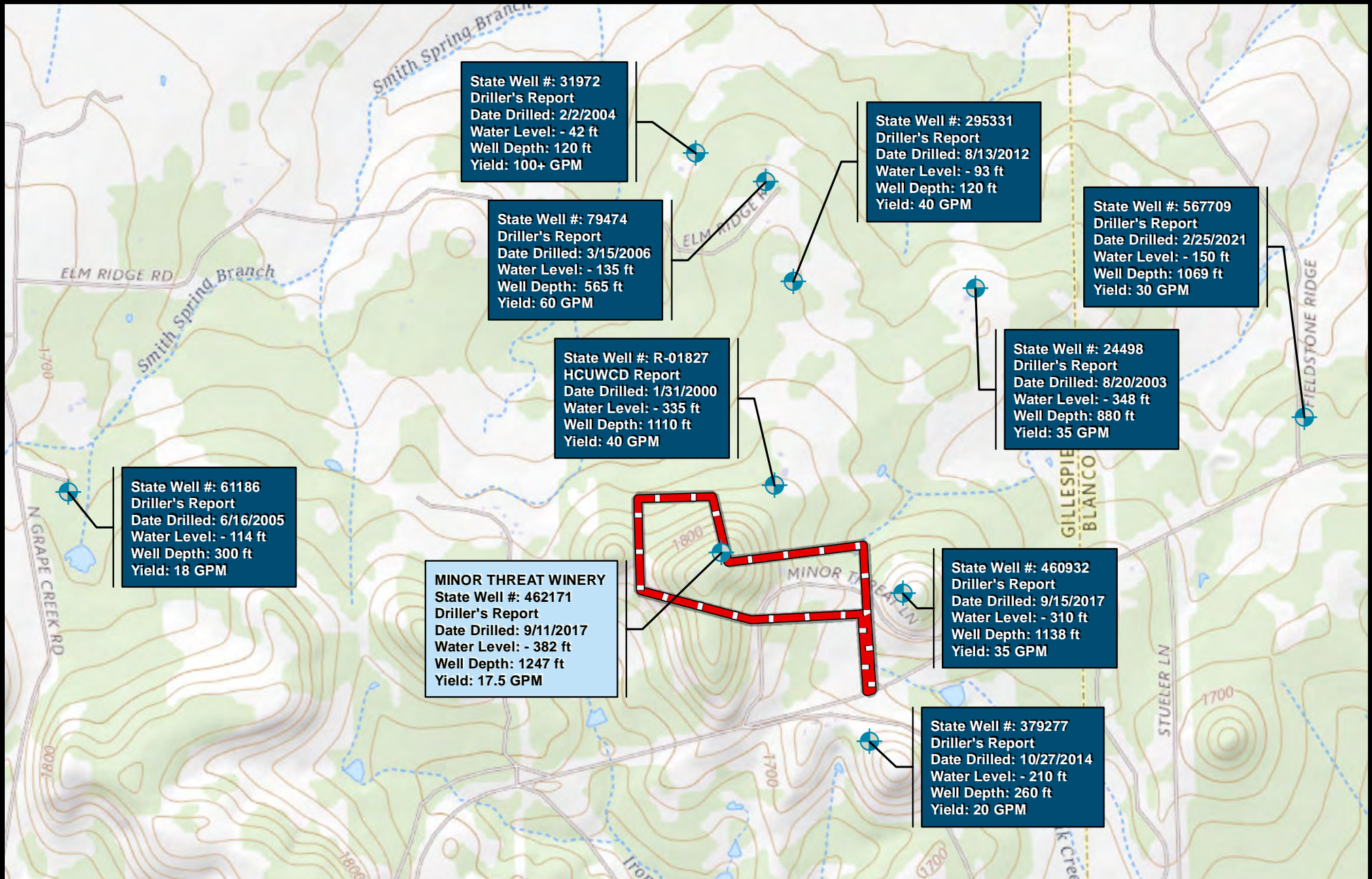


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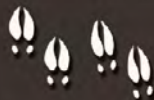
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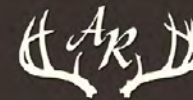


1 inch = 1,319.97 feet

0 0.15 0.3 0.45 Miles



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FINE TEXAS PROPERTIES

STATE OF TEXAS WELL REPORT for Tracking #462171

Owner:	Regan Meador - Southold Farm & Cellar	Owner Well #:	No Data
Address:	10474 RR 2721 Fredericksburg, TX 78624	Grid #:	57-44-4
Well Location:	10474 RR 2721 Fredericksburg, TX 78624	Latitude:	30° 18' 46.7" N
Well County:	Gillespie	Longitude:	098° 36' 02.1" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **6/22/2017** Drilling End Date: **9/11/2017**

Borehole:	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
	9.5	0	189
	6.75	189	225
	6	225	1247

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed**

Filter Pack Intervals:	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
	50	189	Gravel	pea

Annular Seal Data:	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
	0	3	Cement 0.5 Bags/Sacks
	3	50	Bentonite 4 Bags/Sacks

Seal Method: **Gravity**

Distance to Property Line (ft.): **200**

Sealed By: **Driller**

Distance to Septic Field or other
concentrated contamination (ft.): **200**

Distance to Septic Tank (ft.): **300**

Method of Verification: **estimated**

Surface Completion: **Surface Sleeve Installed**

Surface Completion by Driller

Water Level: **382 ft. below land surface on 2017-09-18** Measurement Method: **Sonic/Radar**

Packers: **none**

Type of Pump: **No Data**

Well Tests: **Jetted** **Yield: 17.5 GPM**

Water Quality:

Strata Depth (ft.)	Water Type
1064 - 1066	No Data
1079 - 1234	400 TDS, 17 grains hardness

Chemical Analysis Made: **Yes**

Did the driller knowingly penetrate any strata which
contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **L & L Drilling Co.**

**P.O. Box 217
Hye, TX 78635**

Driller Name: **Gregory A. Smith**

License Number: **1595**

Apprentice Name: **Ryan C. Feller**

Apprentice Number: **60001**

Comments: **No Data**

Report Amended on 10/10/2017 by Request #23318

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	2	black topsoil with white limestone chunks
2	40	white & orange limestone
23	38	lost circulation
40	43	yellow clay
43	170	gray clay & shale
170	320	gray, white & black limestone
320	420	brown limestone
420	456	sandy gray green limestone
456	787	white gray & black limestone
787	990	brown shale with gray limestone
990	1031	gray sandstone
1031	1079	gray & white sandstone
1064	1066	water 9 gpm
1079	1234	red & white sandstone

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
6	Blank	New Plastic (PVC)	40 0.28	0	191

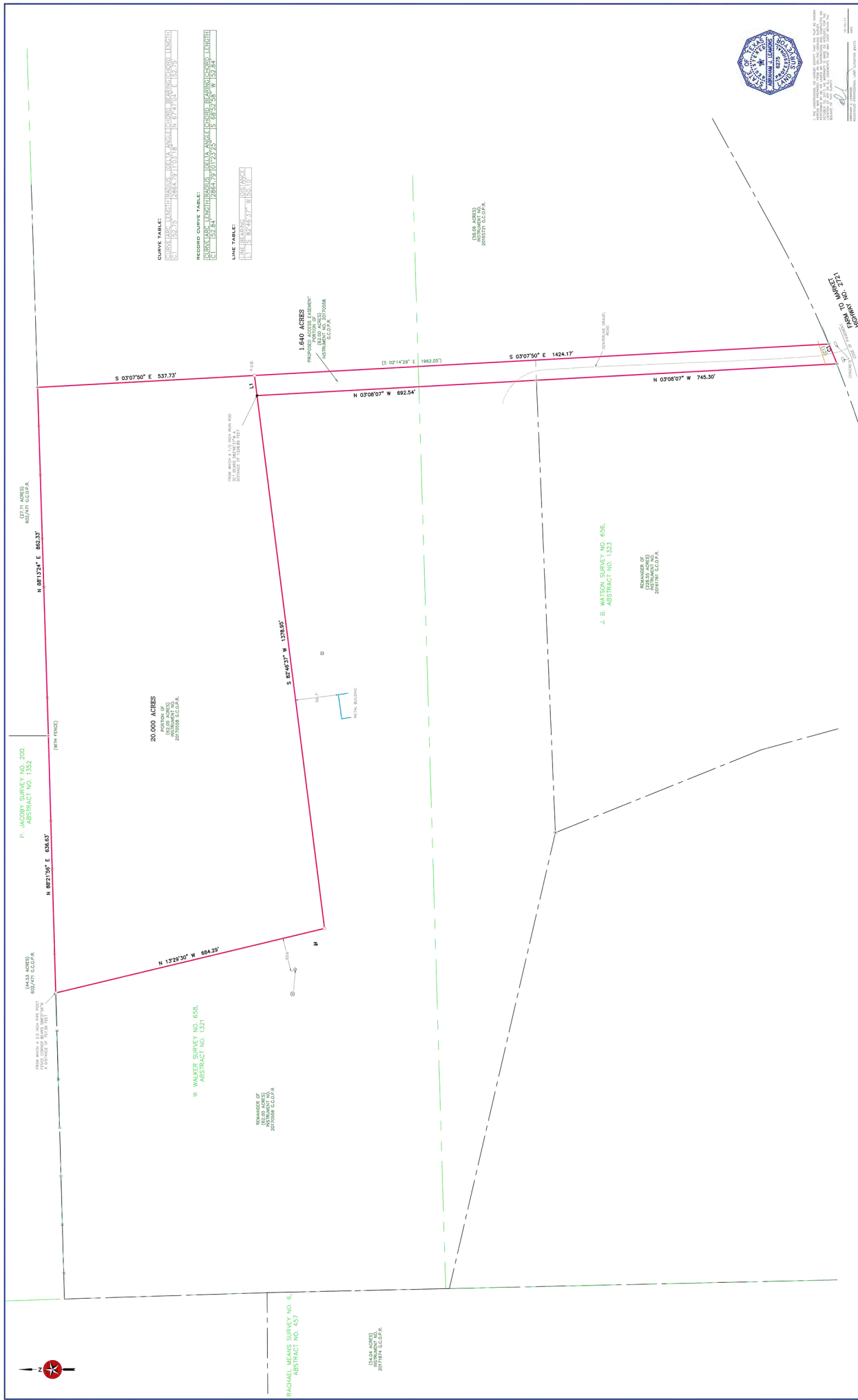
1079	1234	water 8.5 gpm
1234	1247	pink granite

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540**



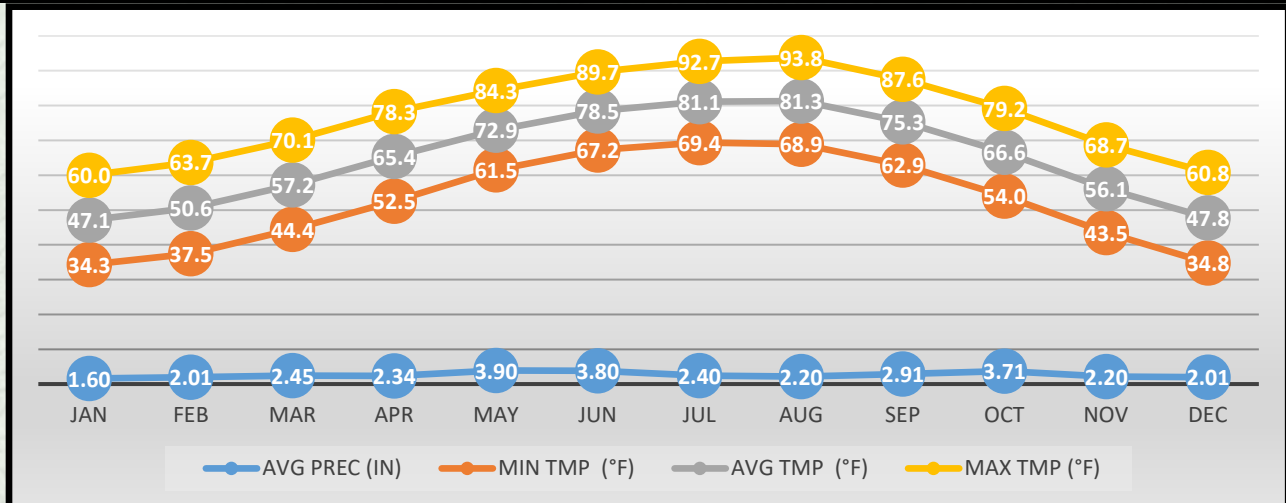
BOUNDARY SURVEY

2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694

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

Buyer/Tenant/Seller/Landlord Initials

Date

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