

1764 PUMP STATION ROAD  
FREDERICKSBURG, TEXAS

RANCHES LIVE WATER FARMS HUNTING RECREATION

JUST REDUCED

# THE PEDERNALES RIPPLE



**BOWND'S  
RANCHES**

BRANDON BOWND'S, BROKER

**26.749± ACRES**

**GILLESPIE COUNTY**





**ACREAGE.** 26.749± Acres

**LAND TYPE.** Texas Hill Country  
Prime Live Water  
Full-Time, Weekend or Seasonal  
Recreation  
Wildlife & Livestock

**TAX EXEMPTION.** Wildlife Management Tax Exemption  
Taxes for 2023 were approximately \$2,787.34

**LOCATION.** Ideal Fredericksburg location.

Super convenient and excellent location with close proximity to groceries, fuel, downtown shopping and local eateries.

**ACCESS.** End-of-the-road privacy off of Pump Station Road. Accessed through an electric gated entrance with Nice Apollo opener system. Paved driveway. All-over accessible.

**LAND.** One word, two syllables... **GOR-GEOUS!** Let's just say this place is pampered. I'm talking, the owner has literally indulged in every attention-to-detail aspect of this property and has spoiled the land with such love and care that you won't be able to find anything wrong with the place. It's been given the special treatment and has been made into a place so spectacular, its your home and vacation all-in-one. Everything is pristine and up-kept—"mint-condition" land.

The yard, always kept mowed, trimmed and immaculate.

A 10± acre fenced field is an excellent spread for keeping and raising animals or growing small acreage crops. Good pasture land with great soils.

The river area is a scene from a canvas marked with the strokes of a painter's brush. The river banks are littered with beautiful hardwoods and covered with grassy blankets. Various shades of greens and seasonal foliage. Stunning sunsets reflect off the waters. Natural and tranquil environment, native pasture.



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## WATER.



### BOTH SIDES OF THE PEDERNALES RIVER

So how do you pronounce Pedernales exactly? [PUR-de-NAL-iss] The name coming from a Spanish word describing the flint rocks that characterize the riverbeds. This property boasts **BOTH SIDES OF THE PEDERNALES RIVER**, an exceptional rarity to be treasured! Lots of history runs along this river as you can find to be an interesting read through online research. Approximately 1,900 feet of optimal frontage on **BOTH** sides—so, multiply that by two and you have a total of 3,800 feet of frontage...beautiful frontage. Fish, swim, play, relax...



### WATER WELL, PUMP HOUSE & CONCRETE STORAGE TANK

There is one water well on the property. In 2020, a new submersible 1 HP water pump was installed at approximately 120± feet down. The pairing of a Culligan brand water softener with a reverse osmosis treatment system, distributes the best quality water for the house and protects your equipment and fixtures. In addition to all the fixings for good quality water supply, the property has a 2,500± gallon water storage tank—lots of extra water.

## WILDLIFE.

Where there's water, there's wildlife...naturally. The current owner enjoys spotting wildlife. With a couple of feeders set up, more wildlife has been attracted to the area. Regular passerbys include Whitetail deer, Axis deer, and Rio Grande wild Turkey. Being next to the river, there are sightings of Canada Geese, Herons and numerous migratory songbirds.

## VEGETATION.



### BIOLOGICAL

Typically areas along the rivers, streams, creeks or other live water sources, produce some beautiful hardwoods. Here, you will find towering Pecans and strong Live Oaks—fun fact, did you know that Live Oak trees start producing acorns when they are around 20 years old? Then, those acorns produce more natural food for free-roaming wildlife. That's a plus! The beautiful towering Pecans of course provide shade and shelter but also produce edible nuts, for humans and animals alike. Photogenic Sycamore and Cedar Elms add to the highly pleasing scenes.



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## PLANTED

Recently planted native trees include Big Tooth Maples, Bur Oaks, Red Oaks, Lacey Oaks, Bald Cypress, Escarpment Black Cherry, Chinese Pistache and Peach Trees. Wow... what a gorgeous mix that'll definitely grow to stunning eye-catching beauty. Hues of oranges, golds, and reds come fall time... Then lets add a few more: Understory Shrubs, Mountain Laurels, Red Buds, Dessert Willows and Flame Leaf Sumacs. Lush greenery and seasonal color changing hues, create such a relaxing atmosphere and inviting environment.

**SOILS.** Underlain with a couple of different types of soil, Oakalla silty clay loam in the pastures and a mix of Boerne and Oakalla silty clay along the riverbanks. These soils produce great vegetation to dress the ranch with native growth and lay a great foundation for new roots to anchor firmly. Good for grazing pastures, recreation, woodland, wildlife food and cover.

**POWER.** Power is on the ranch.

## IMPROVEMENTS.



### GATED ENTRANCE

Ahh the ease and convenience of an electric gated entrance! Nice Apollo brand opener system.

### THE EXTERIOR OF THE HOME

Rock solid single-story 2 Bedroom - 3 Bathroom home. Impeccably clean. Incredibly stylish. Fully functional. Just enough and not too much!

Covered wrap-around porches offer some great additional square footage to the home. Extra seating for those long conversations that last far beyond the initial "good-bye". You know, the ones where you're exiting your guests and another topic comes up at the door and you end up talking for another hour or two. Memorable visits and sit-downs. Inviting shady leaning posts to stand and watch the family enjoying the river just a stone's throw away.

Magazine-worthy curb appeal.

The retaining wall builds up and defines the yard space adding to the landscape's aesthetics while improving drainage, structural support and erosion control.

Concrete sidewalks from the front and rear of the home eliminate muddy tracks from trailing into the home.





## LIVING AREA

Appealing open-living concept. The interior design of the home is definitely a visual interest. The cove style ceilings in the living area add a great depth and dimension to the room with an architectural flare. A full masonry accent wall and gas fireplace really characterize the space. Large windows open up to natural light and scenic displays of the manicured yardspace and river just beyond.



## KITCHEN/DINING

This kitchen is crisp! Warm track fixtures offer a wide throw of light to illuminate your workspace. Stylish and durable wood tile flooring enhance the look of the kitchen along with a paint/stain combination finish on the cabinetry, which sets everything off with a great contrast of color. A modern yet rustic ceiling fan generates refreshing air circulation and adds an element of urban architecture to the decor. And the kitchen island—a statement piece and valuable feature assisting with a great space for food prep or brandishing hors d' oeuvres and additional storage to accommodate a variety of kitchen items showcased through textured glass doors. Natural stone tile backsplashes, quartz countertops, gas range, a deep single-basin sink and views out to the wildlife and hummingbird feeders only aid in the attraction. The dining area easily accommodates a six-seat dining table with plenty of elbow room and serving bar with additional storage cabinetry, a hostess' delight.




## 2 BEDROOMS - 3 BATHROOMS

**THE MASTER** - Like the rest of the home and it's original construction, the master bedroom and bathroom have both undergone a major overhaul. A super comfortable and cozy en-suite with a pretty cool setup. The owner converted the small existing closet into a home-office inset complete with shelving for printers, routers and file storage. Perfect workspace. A walk-in closet was added to house clothing for all seasons, organizational shelving and rods assist with keeping things tidy, a cool masonry stone accent wall and additional room for a sizable safe.

**THE MASTER BATH** - Its like walking into that GORGEOUS bathroom you saw in a magazine or that image you saved to your BATHROOM BOARD on Pinterest. Ladies... you're going to love it! A beautifully stained barn door opens to great counter space and a large lengthy mirror to match—and that's just the start of it. As seen in the images, your eyes probably went right to the full







stone accent wall and the cast-iron soaker tub with hand-held showerhead, which makes it super convenient for cleaning, by the way. Relax and unwind with a glass of wine, candles lit, lights down low... peace and quiet. Ok, moving on—the full-tile shower is nice and roomy, no elbow bumping. Niches for convenient shampoo and soap shelving. Built-in makeup vanity and seating area for those tedious makeovers or simple daily routine. And we all know it can warm up in the bathroom with steamy showers, hair dryers, flat irons, curling irons, so thank goodness this bathroom has got you covered. A mini-split unit and contemporary ceiling fan will cool things off to comfort. Quality shades provide sun blockage and privacy.

### **BED 2 - BATH 2 & 3**

The guest bedroom is a cozy room with windows that bring in natural light and decorative design bi-fold closet doors that really set it off. Oh, and the dog in the recliner is not included in the sale, she just had to catch her photo-op moment!

The guest bathroom features wood tile flooring, spacious double vanity and comfortable makeup area with seating.

The third bathroom is part of the original structure complete with all the essentials of a full functioning bathroom.



### **SUNROOM**

The sunroom connects you to the outdoors while protecting you from the elements. Whether too hot, too cold, wet and rainy, the sunroom brings the outside-in regardless of the weather. Two oversized picture windows let in ample amounts of natural light. A great space to watch the weather and wildlife, read a book, practice yoga, grow indoor plants or simply just maximize your square footage with the benefits of stress relief from the amazing views of your own property. A mini-split and modern ceiling fan keep the climate control in check for full time comfort.



### **RIVER OVERLOOK**

Spectacular deck surrounded by Heritage Live Oaks casting shade and cover. A superb outdoor dining area and hang-out. A concrete slab houses a real deal BBQ pit and smoker. Burgers, hot dogs, briskets, ribs, you name it. The views are unobstructed and the environment is extremely welcoming. A place you may catch yourself dozing off underneath the shades of the oaks and surrounding sounds of nature. A definite point of interest.





### DETACHED 4-CAR GARAGE/SHOP

Beyond the ability to comfortably park and store 4 vehicles, this garage space also functions as a great workshop and storage unit. A dedicated area for a full-size refrigerator to keep refreshing beverages while out and about, workbench for those crafty ideas that come to life and the extra room for all of those random items and seasonal decor. A great place to keep things organized—ATVs, UTVs, vehicles, paddle boats, river floats and well, just about anything you want to stow away.

### THE BARN

Built with big dimensions to house your larger equipment like trailers, tractors, mowers, attachments and more, the barn is an exceptional space for... MORE! A huge space with concrete foundation and a fully enclosed store room help keeps things tidy and in place. "A place for everything, everything in its place!"

### LIVESTOCK PENS

The barn overhangs serve as ideal covered shelter for small livestock. Currently, chickens house the pens with a Taj Mahal setup, a fine upbringing for healthy happy livestock. The areas under the barn overhangs create a great transitional space readily to adapt to your needs.

### NOTES.

Spending time by the water, enjoying nature and indulging in river activities, what sounds better than that? To have a full-time opportunity to be able to surround your lifestyle with that type of atmosphere and disconnect yourself from the concrete jungle we call the city. A slower paced lifestyle. Happy and healthy.

### MOST UNIQUE FEATURES OF THIS LIVE WATER RANCH.

The most unique feature of this property is **BOTH SIDES OF THE PEDERNALES RIVER...** hands down. It'll only take one visit to this 2 Bed - 3 Bath home on nearly 27± acres to know that you've found the perfect place to settle. The manageable size of the home, the recent renovations, the overall workspace, the land, **BOTH** sides of the river and the location just can't be beat!

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**PRICE**

**\$2,195,000**

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