

AXIS KNOLL *Ranch*

434.05± Acres | Kimble County

Harper, Texas



Anders  *Realty*
FINE TEXAS PROPERTIES

AXIS KNOLL RANCH

434.05± AC · HARPER, TEXAS

ALSO OFFERED AS

300.05± AC (HEADQUARTERS) OR 134.00± AC (PASTURE TRACTS)

*CLASSIC HILL COUNTRY ESTATE
WITH A FABULOUS RANCH HOME
IN THE HEART OF THE TEXAS HILL COUNTRY*

INTRODUCTION

Axis Knoll Ranch is a classic estate ranch located west of historic Fredericksburg that embodies everything you and your family might want to live the Texas Hill Country lifestyle. This gorgeous, diverse property features a spacious, modern ranch-style home, a beautiful outdoor living area with a swimming pool, spacious covered patios & porches, insulated metal barns to store toys & equipment, stunning panoramic views, and excellent hunting for White-tailed deer, Axis deer, and turkey. This rare ranch offering has been well maintained, is absolutely beautiful, and is truly the complete package.



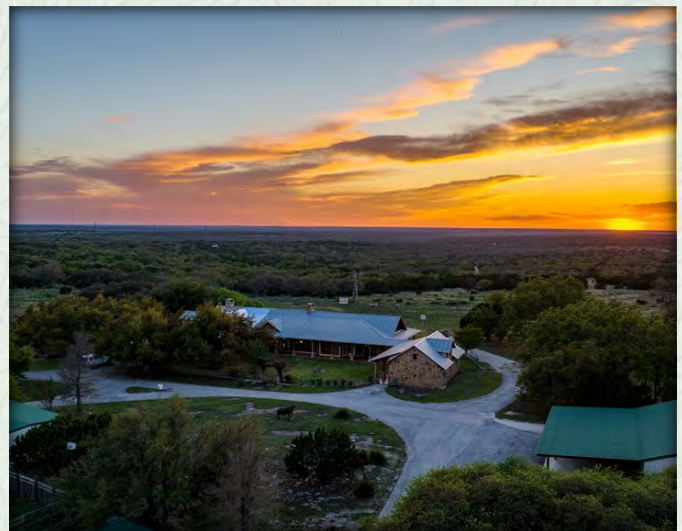




LOCATION & ACCESS



The ranch sits in the heart of the Texas Hill Country and is located 40 minutes from historic Fredericksburg, 35 minutes from Kerrville, and 1.5 hours from San Antonio. The property sits just north of US-290 along the north line of Laird Rd with 1.90 miles of paved private road frontage. Laird Rd. is a chip sealed private road off of KC 443. **Property Address: 2068 S. Laird Rd., Harper, TX 78631.**

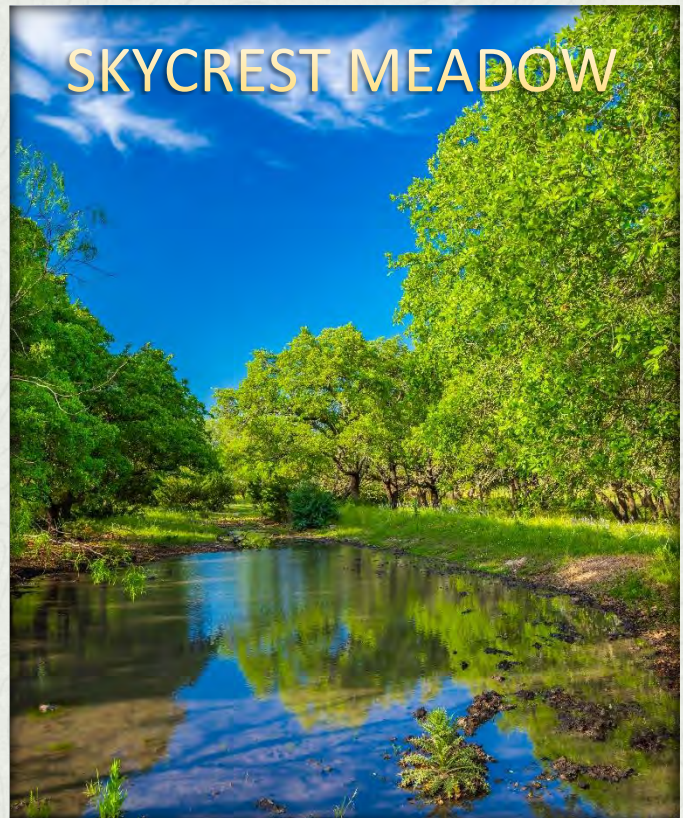
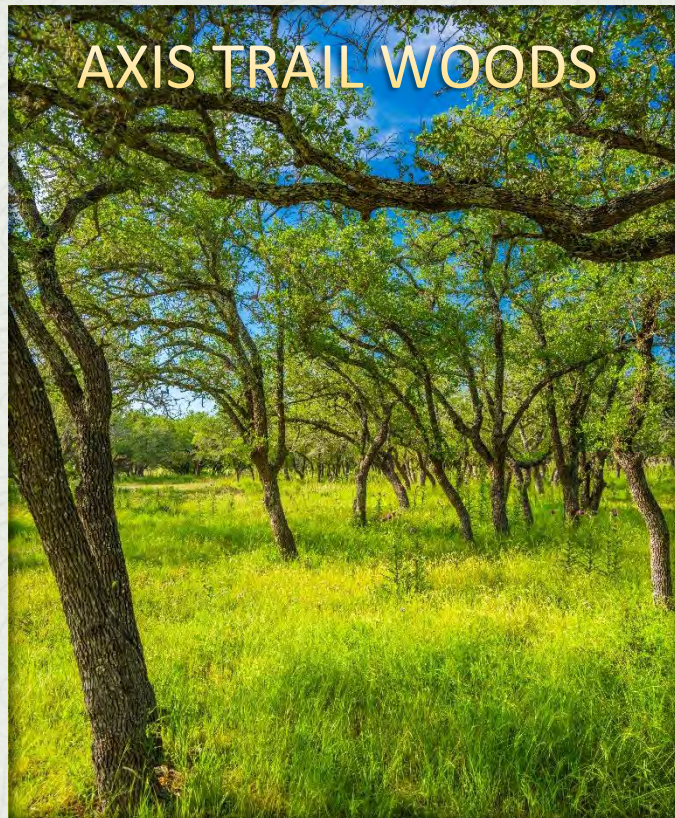
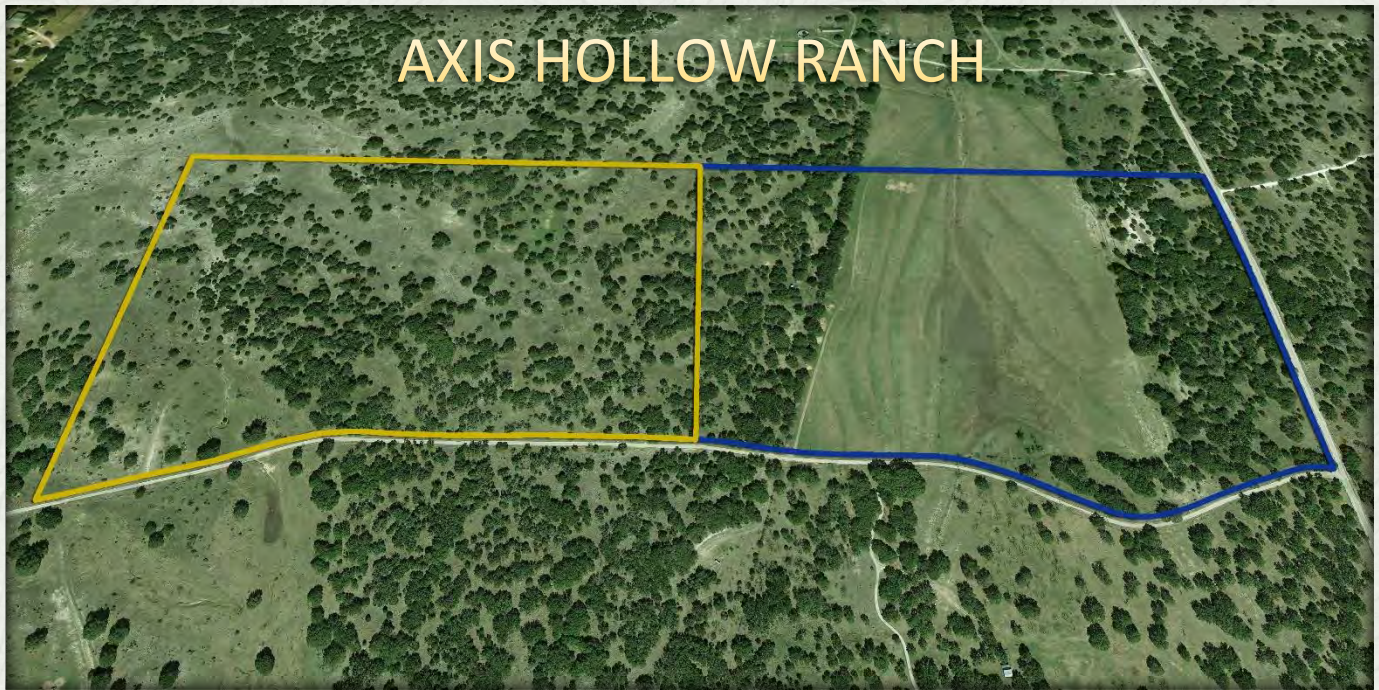


FIVE BUCK RANCH



The ranch is being offered in eight (8) unique configurations. If parceled, there is (3) tracts available on the south section and two (2) on the north:

1. Axis Knoll Ranch (entire) – 434.05 ac
2. Five Buck Ranch (south half) – 300.05 ac
3. Axis Hollow Ranch (north half) – 134.00 ac
 - a. Axis Trail Woods (West Pasture Tract) – 67.00 ac
 - b. SkyCrest Meadow (East Pasture Tract) – 67.00 ac



Nearby Fredericksburg

Fredericksburg is the epicenter and premier destination of the Texas Hill Country and boasts a small-town feel with the restaurants, accommodations, shops and attractions usually reserved for a much larger destination. The town's German roots are evident today in its charming historic Main Street, which offers some 150 shops, art galleries, museums, bakeries and restaurants in a walkable setting. Fredericksburg, known for decades as a premier shopping destination, offers the best of home decor, western wear, fine art, jewelry, kitchen wares, linens, antiques and more.



Fredericksburg is also Texas Wine Country. With over 50 wineries in the area, visitors can sample a diverse range of varietals in picturesque vineyards or boutique tasting rooms. The selection of lodging options in Fredericksburg includes 23 hotel/motels with over 1,100 rooms as well as nearly 1,500 vacation rentals, bed & breakfasts, and guesthouses in the area.

Great food and fantastic dining are a fixture in Fredericksburg with more than 100 restaurants that feature everything from fine dining to regional Texas Hill Country cuisine, to authentic German, Tex-Mex and BBQ.





Wineries

The Texas Hill Country is home to over 100 wineries and vineyards and Fredericksburg is the beating heart of Texas Wine Country. There are more than 60 wineries, vineyards, and wine tasting rooms located in Fredericksburg's Gillespie County, in addition to dozens more wineries located within an hour or two drive.

Fredericksburg's Urban Wine Trail, which includes more than 10 downtown wineries and wine tasting rooms owned by Fredericksburg wineries, are all within walking distance to historic hotspots, shops and boutiques, and the town's B&Bs and hotels.



Main Street & Shopping

Main Street is the center of the action, where you can find more than 150 shops, boutiques and art galleries as well as dozens of restaurants, wine tasting rooms, a brewpubs & distilleries, two museums, and more.

Shopping has been a massive draw for tourists that visit Fredericksburg for years, as shops on Main Street are all



locally owned and operated by people that call Fredericksburg home. Franchises and chain stores are not allowed in the National Historic District (which runs along Main Street), providing a unique small-town shopping experience. Main Street is also home to two notable museums - the National Museum of the Pacific War at the East End and the Pioneer Museum at the West End.



Events

Fredericksburg is home to more than 400 festivals and special events each year, in addition to dozens of live music performances each week. From wine events to historical reenactments, the Texas Hill Country is filled with something to entertain just about everyone from the young to the young at heart.



Fredericksburg's signature culinary event, the Fredericksburg Food & Wine Fest, takes place at the end of each October and transforms Marktplatz into a foodie paradise with a celebration of all things Texas food and wine. Live music, cooking demonstrations and specialty booths make this a must-do for Fredericksburg visitors and Hill Country residents.



IMPROVEMENTS

Main House

This gorgeous home was built in 2004 by JM Lowe & Company and has 4,681 SqFt of total living space and 3,422 SqFt of porches and patios. The main home is comprised of 3,822 SqFt and features a spectacular great room that combines a spacious kitchen, dining area, and living room, featuring oak beamed vaulted ceilings, beautiful woodwork, two large wood burning fireplaces, and large windows highlighting the panoramic view to the west.







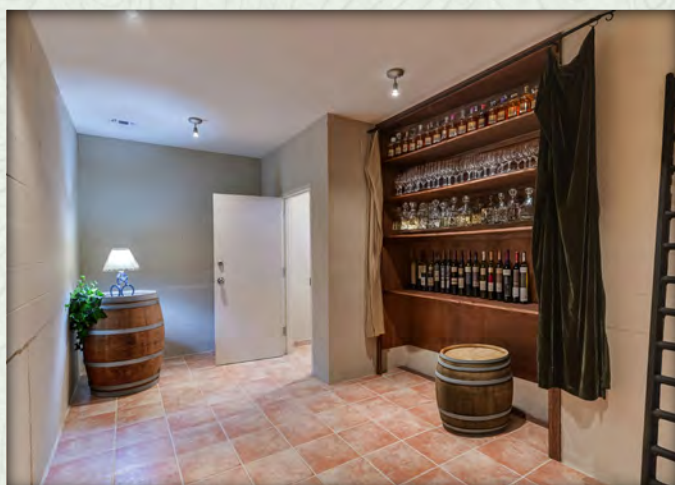


The master bedroom is situated on one end of the main home and features a spacious walk-in shower with two shower heads, a garden tub, two vanity areas, and two walk-in closets.





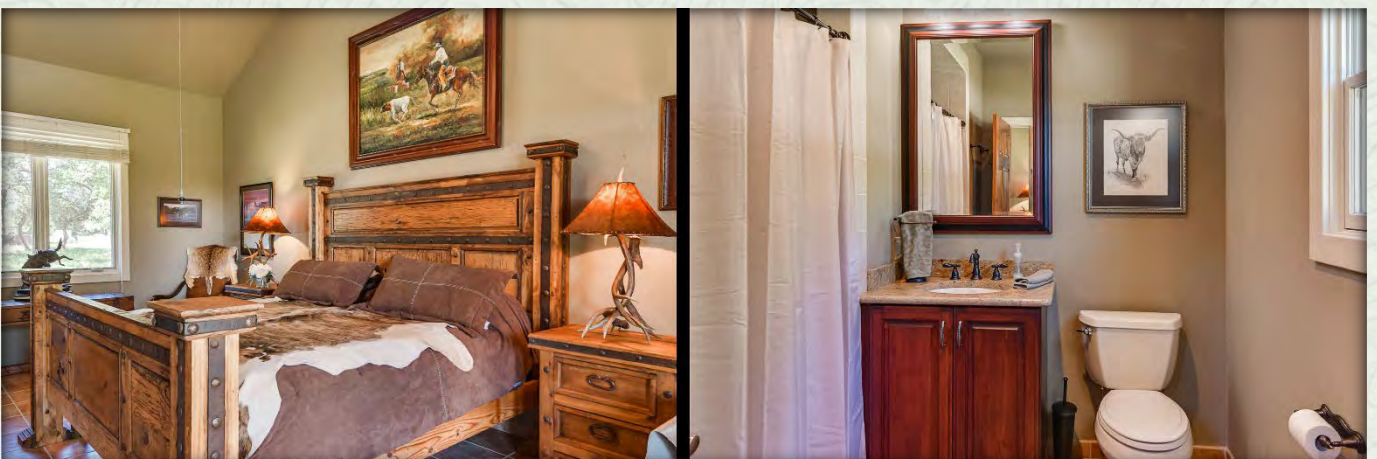
Situated on the other end of the home is an office (could be converted to a bedroom), a full bathroom, a laundry/utility room, a wine cellar, and the kitchen.



The kitchen features a large island, two sinks, a generous amount of cabinet, storage, and pantry space, and KitchenAid stainless steel appliances which include a five-burner range, a refrigerator, and two ovens.



With privacy for guests in mind, the owners constructed a separate two-bedroom cabin which is connected to the main home via a covered porch. With a total of 858 SqFt, each bedroom is of roughly equal size and each features a full bathroom.





Pool, Patios, and Porches

If you enjoy Hill Country outdoor living and entertaining with your family and friends, this ranch is for you! The great room, master bedroom suite, and guest bedroom cabin all have doors that connect outside to the 3,422 SqFt of covered porches and pool area, which are all perfect outdoor spaces for socializing, dining, and grilling. The swimming pool has approximately 475 SqFt of surface area.





Barn & Equipment Storage

The ranch has a generous number of barns and sheds for equipment and tool storage. The main barn has 3,600 SqFt under roof, which includes 1,728 SqFt of insulated interior space, 1,008 SqFt of concrete covered space on the front of the structure, and 864 SqFt of covered space on the back. The main barn has two, 8-foot roll-up doors and one standard entry door.

A second metal building with 960 SqFt of insulated interior space sits nearer to the main home and could be used for storage, a shop, or a home gym. Adjacent to the secondary metal building is an open-air barn/storage building used for tractor and equipment storage that has 2,160 SqFt under roof.

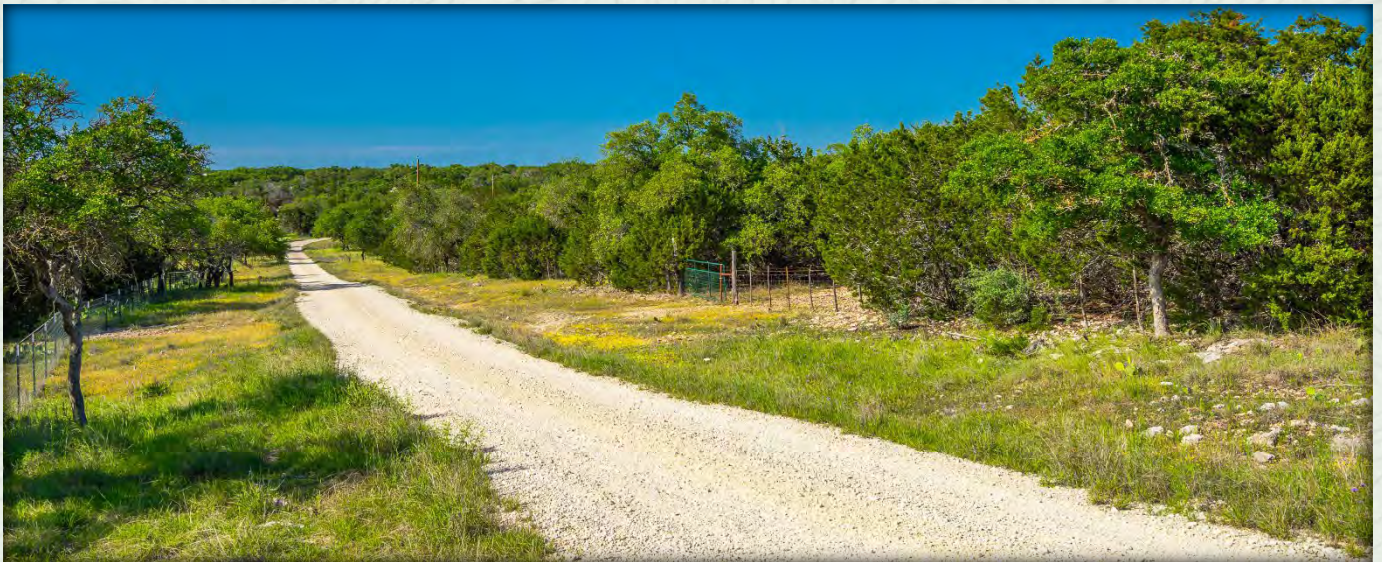




Fencing, Pens, & Roads

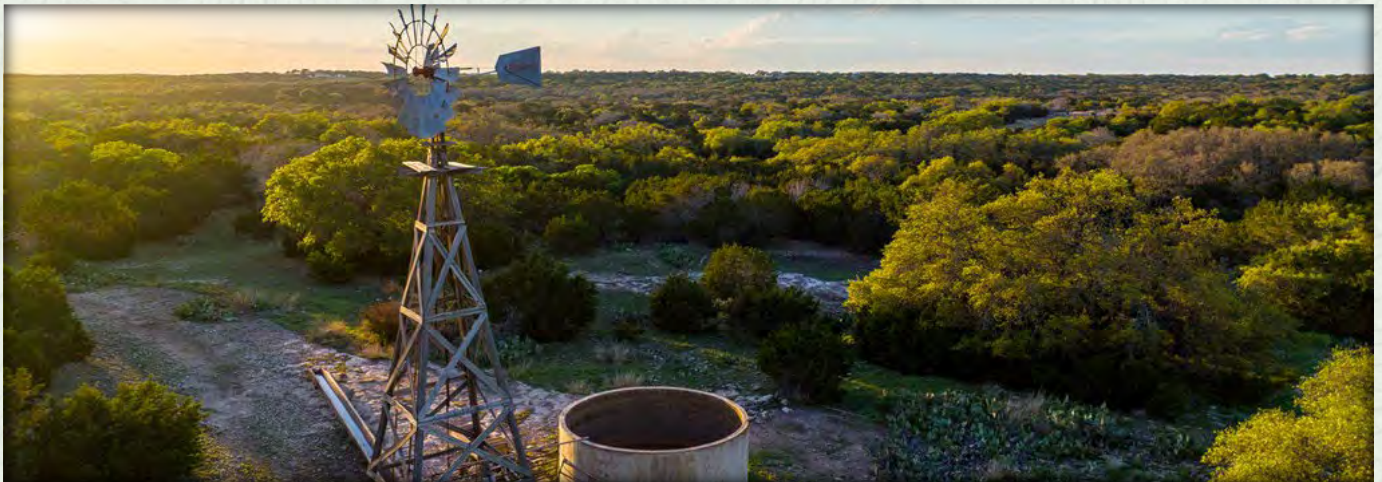
The property is entirely perimeter fenced, with some cross fencing. The immediate area around the main home is fenced off from the pasture areas. The owners primarily used the ranch as a Longhorn cattle operation for a number of years and there is a series of working pens adjacent to the headquarters area. A private chip-seal road from KC 443 (Laird Rd.) leads to the front gate and extends to the main house and headquarters area. Access throughout the ranch is provided by typical ranch roads which are in good condition.





WATER

There are a total of four water wells on the ranch. Water for the main house is provided by a 7 GPM water well which is serviced by a submersible pump and two large storage tanks. There are three additional pasture water wells, each serviced by a windmill, storage tank, and water trough.

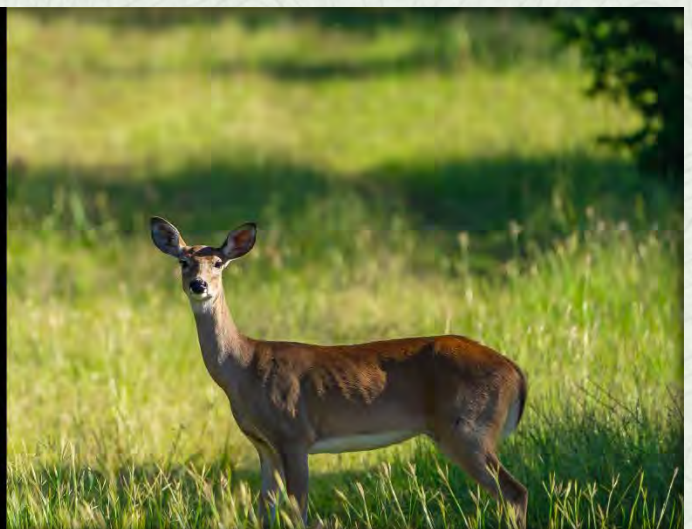
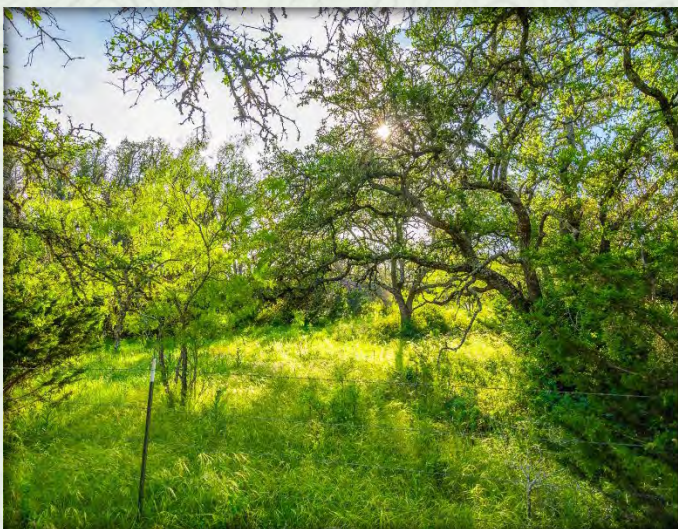
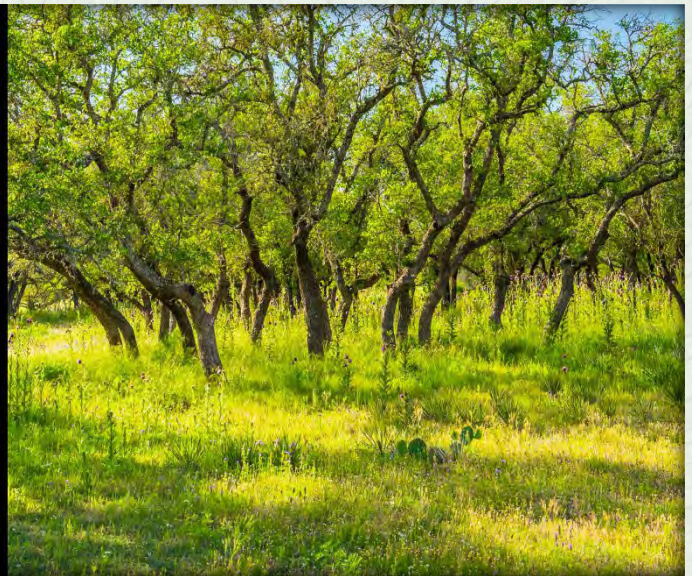
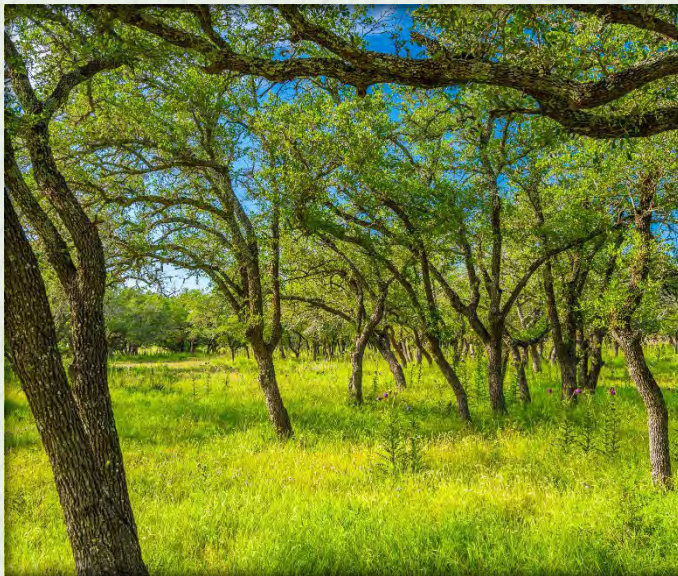


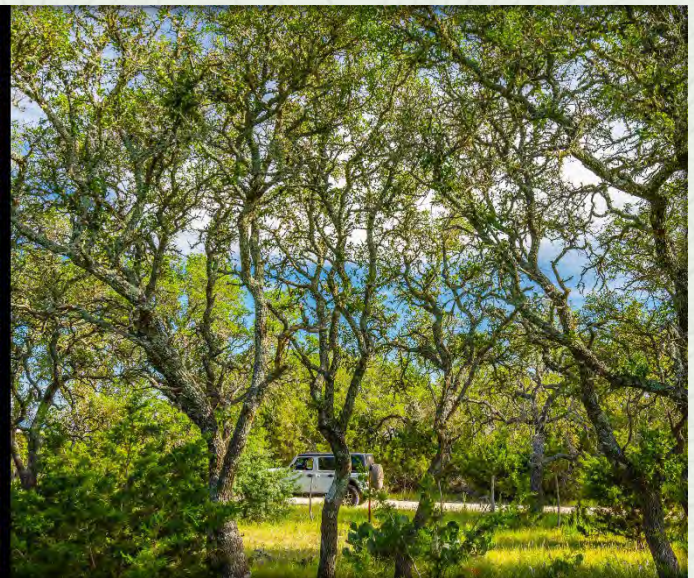
LAND & WILDLIFE

The habitat throughout the property consists of a rolling, oak dominated savannah, interspersed with other native tree, brush, and grass species such as Texas persimmon, Mesquite, Cedar elm, Black hickory, and Little bluestem. Live oak is the primary and most visible oak species, with scattered Spanish oak, Post oak, Blackjack oak, and Shinnery oak.



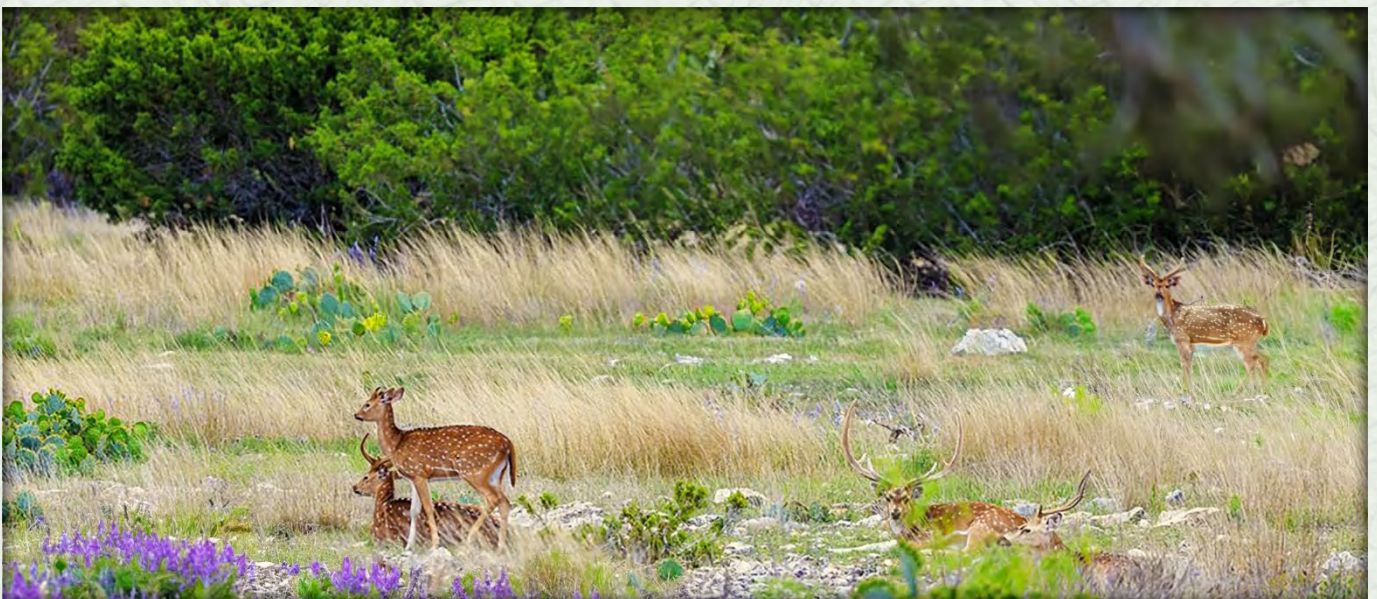
White-tailed deer, Axis deer, Rio Grande turkey, mourning & white-wing dove, and other indigenous wildlife species such as raptors, songbirds, various small mammals, and reptiles are also abundant and are commonly seen. The ranch is only lightly grazed by livestock and has an active Ag Exemption in place.











FINANCIAL / TITLE

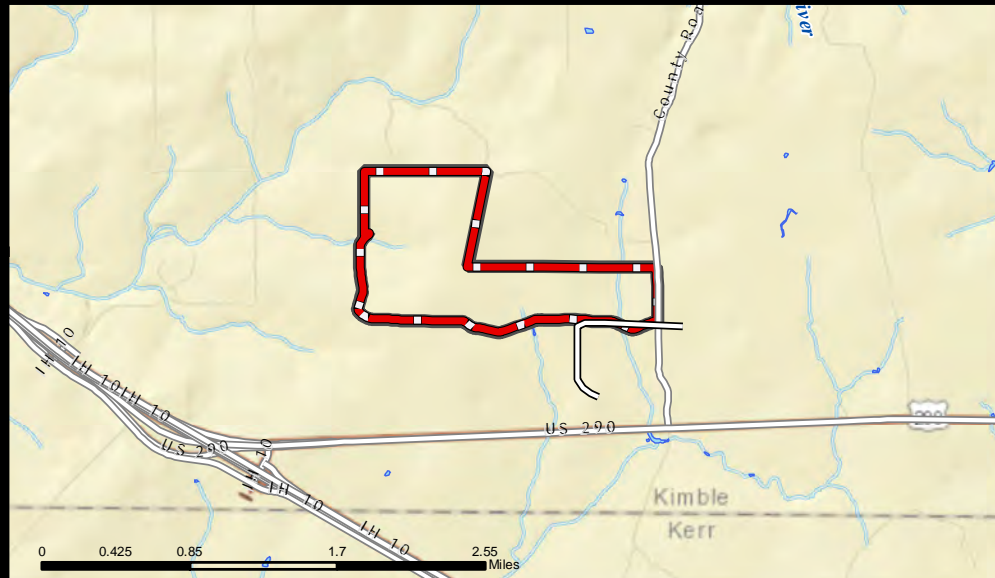
AXIS KNOLL RANCH is offered as follows in Cash or at Terms acceptable solely at the discretion of the Seller:

- ❖ Axis Knoll Ranch (Entire), consisting of 434.05± ac, is offered at \$4,999,995.
 - ❖ Five Buck Ranch (HQ), consisting of 300.05± ac, is offered at \$ 3,574,995.
 - ❖ Axis Hollow Ranch (Pasture Tracts W&E), consisting of 134.00± ac, is offered at \$1,425,000 or \$10,634/ac.
 - ❖ Axis Trail Woods (Pasture Tract W), consisting of 67.00± ac, is offered at \$700,000 or \$10,448/ac.
 - ❖ SkyCrest Meadow (Pasture Tract E), consisting of 67.00± ac, is offered at \$725,000 or \$ 10,821/ac.
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 in Fredericksburg, TX.
 2. The Sellers will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a general or special warranty deed.
 3. The Sellers will provide a new survey.
 4. Mineral rights which the Sellers own will be conveyed to the Buyer at Closing.
 5. All water right claims controlled by the Sellers will be transferred to the Buyer at Closing.
 6. The property lies within both the Harper ISD and the Junction ISD.
 7. The 2024 ag-exempt property taxes were:
 - a. \$7,206.59 for Axis Knoll Ranch (Entire)
 - b. \$7,104.00 for Five Buck Ranch (HQ)
 - c. \$102.59 for Axis Hollow Ranch (Pasture Tracts W&E)
 - d. \$51.30 for Axis Trail Woods (Pasture Tract W)
 - e. \$51.30 for SkyCrest Meadow (Pasture Tract E)

This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. 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 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.

AXIS KNOLL RANCH | 434.05 ± AC | KIMBLE



1 inch = 2,500 feet

0 0.3 0.6 0.9 Miles

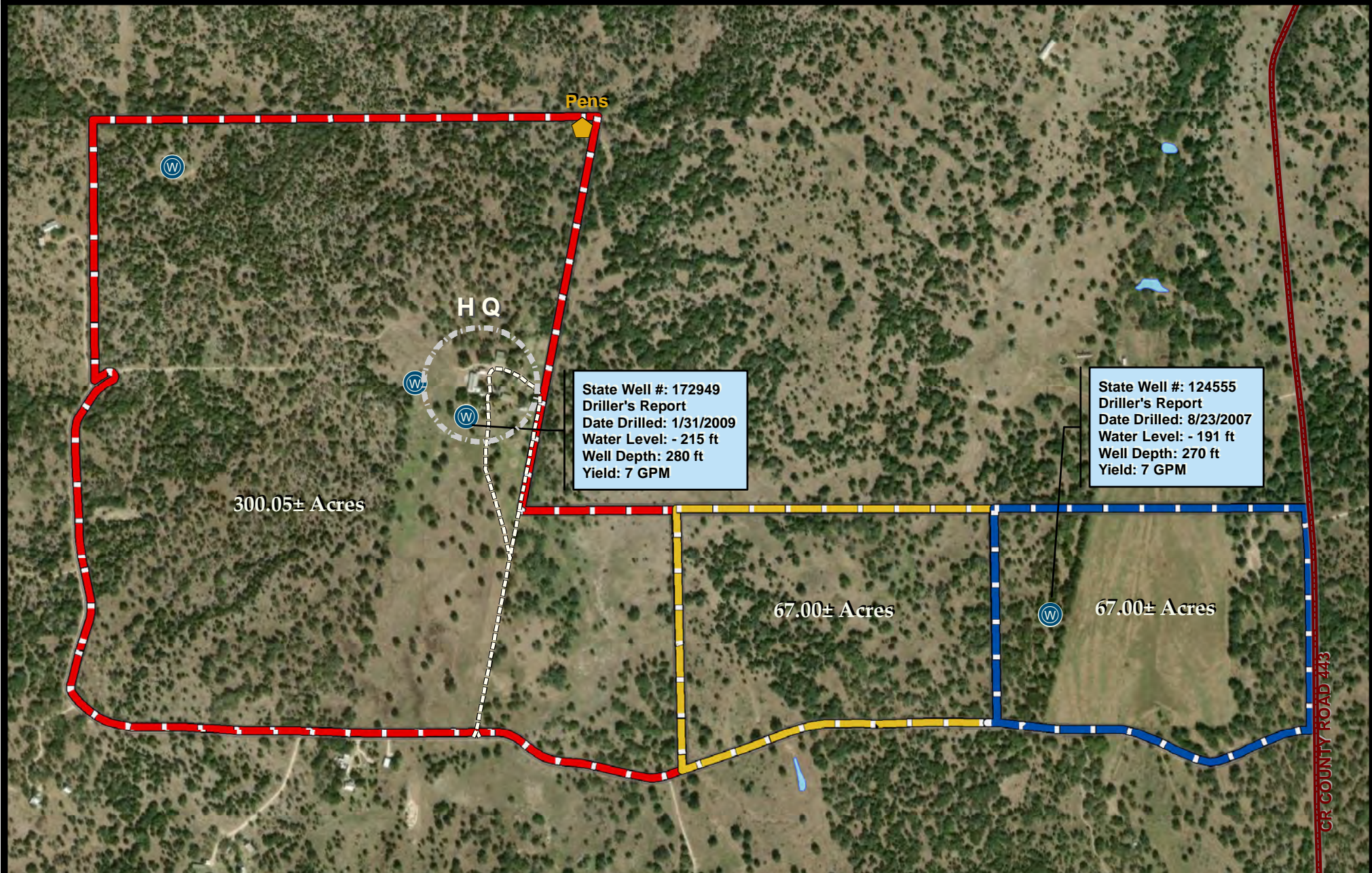


112 N. Edison St., Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com



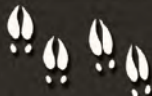
Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

AXIS KNOLL RANCH | 434.05 ± AC | KIMBLE



1 inch = 824.51 feet

0 0.095 0.19 0.285
Miles

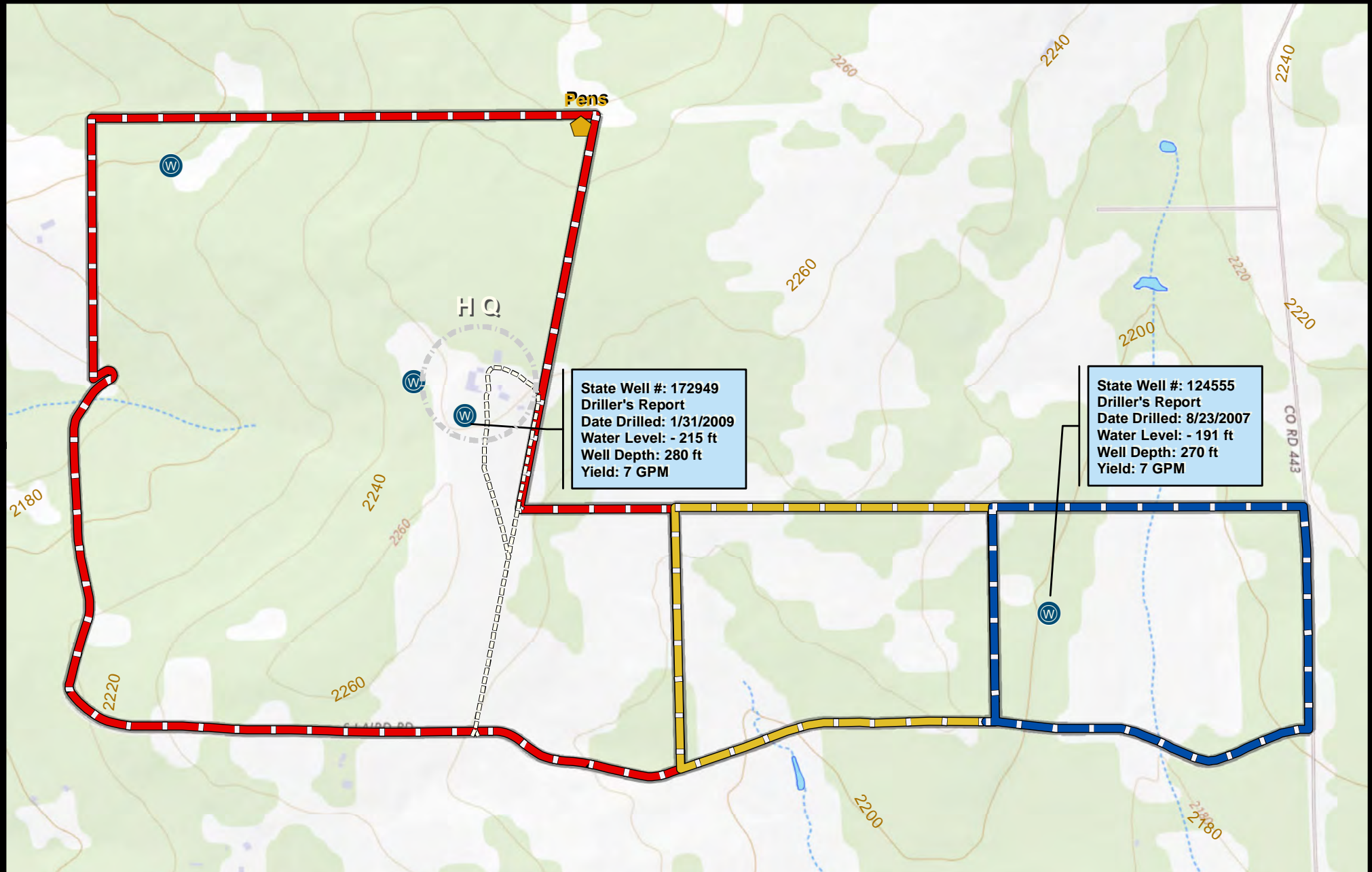


112 N. Edison St., Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com



Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

AXIS KNOLL RANCH | 434.05 ± AC | KIMBLE



1 inch = 824.51 feet

0 0.095 0.19 0.285 Miles

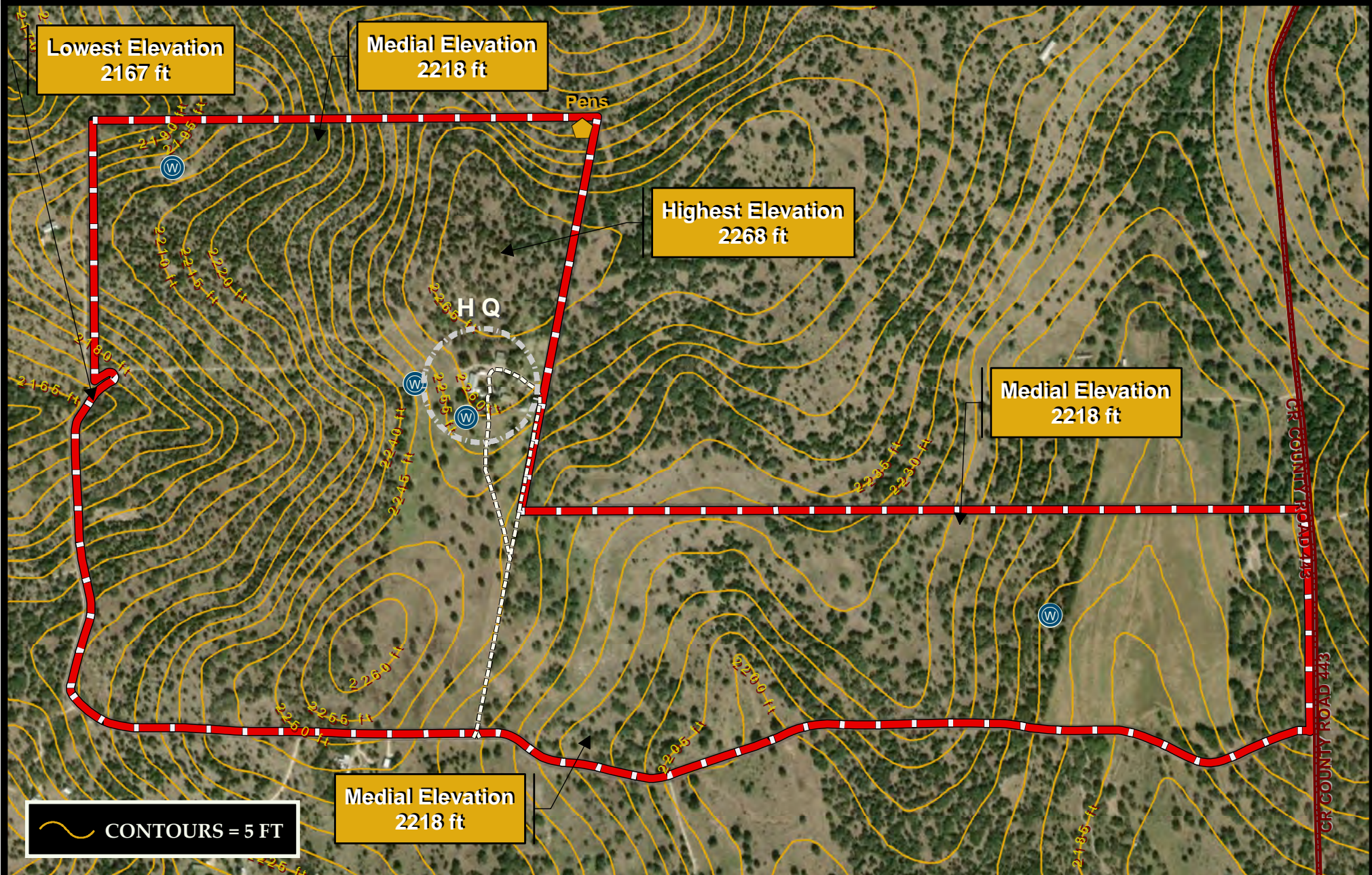


112 N. Edison St., Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com



Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

AXIS KNOLL RANCH | 434.05 ± AC | KIMBLE



1 inch = 824.51 feet

0 0.1 0.2 0.3 Miles

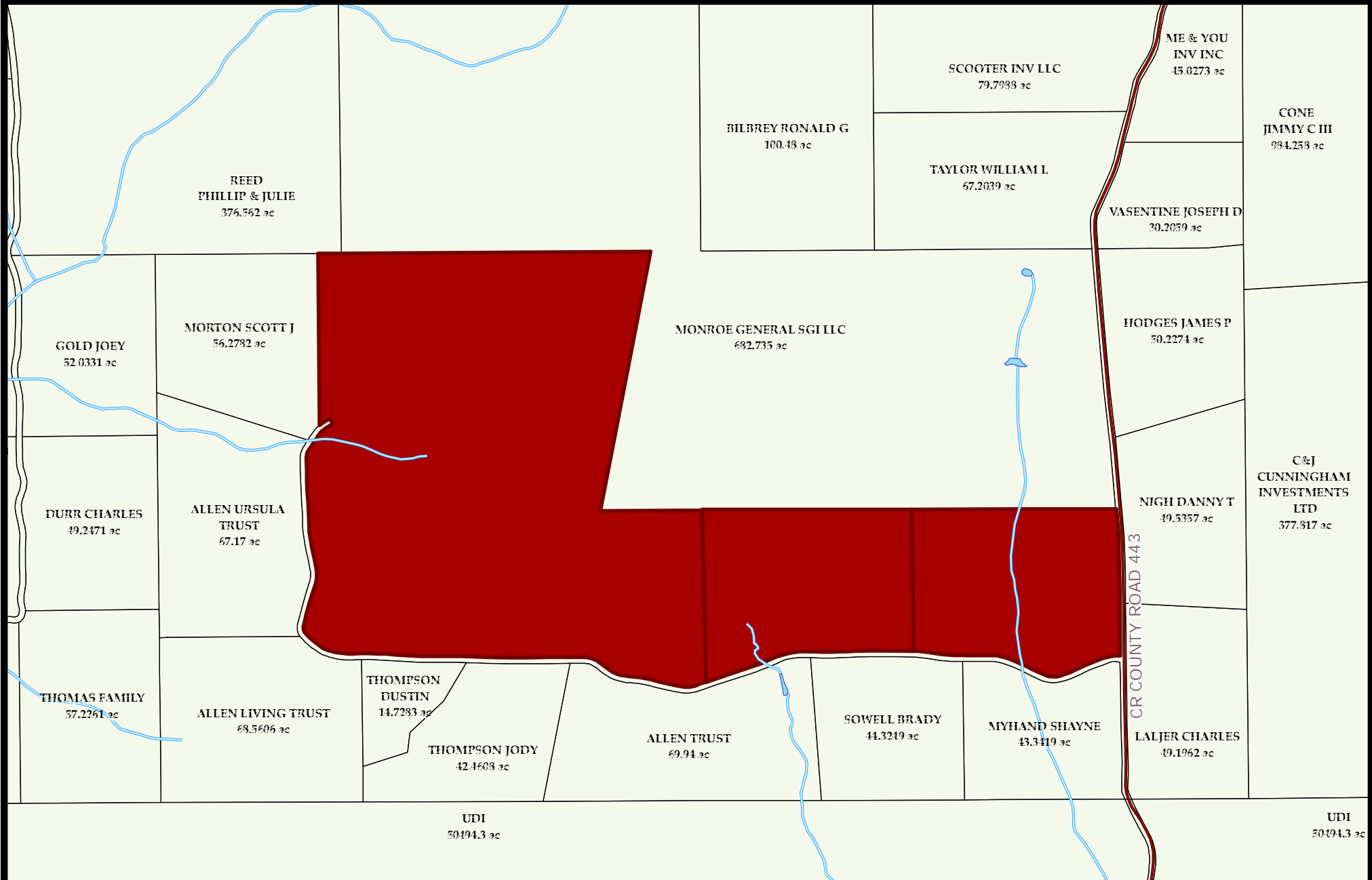


112 N. Edison St., Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com



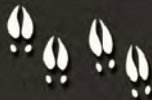
Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

AXIS KNOLL RANCH | 434.05 ± AC | KIMBLE



1 inch = 1,250 feet

0 0.15 0.3 0.45 Miles

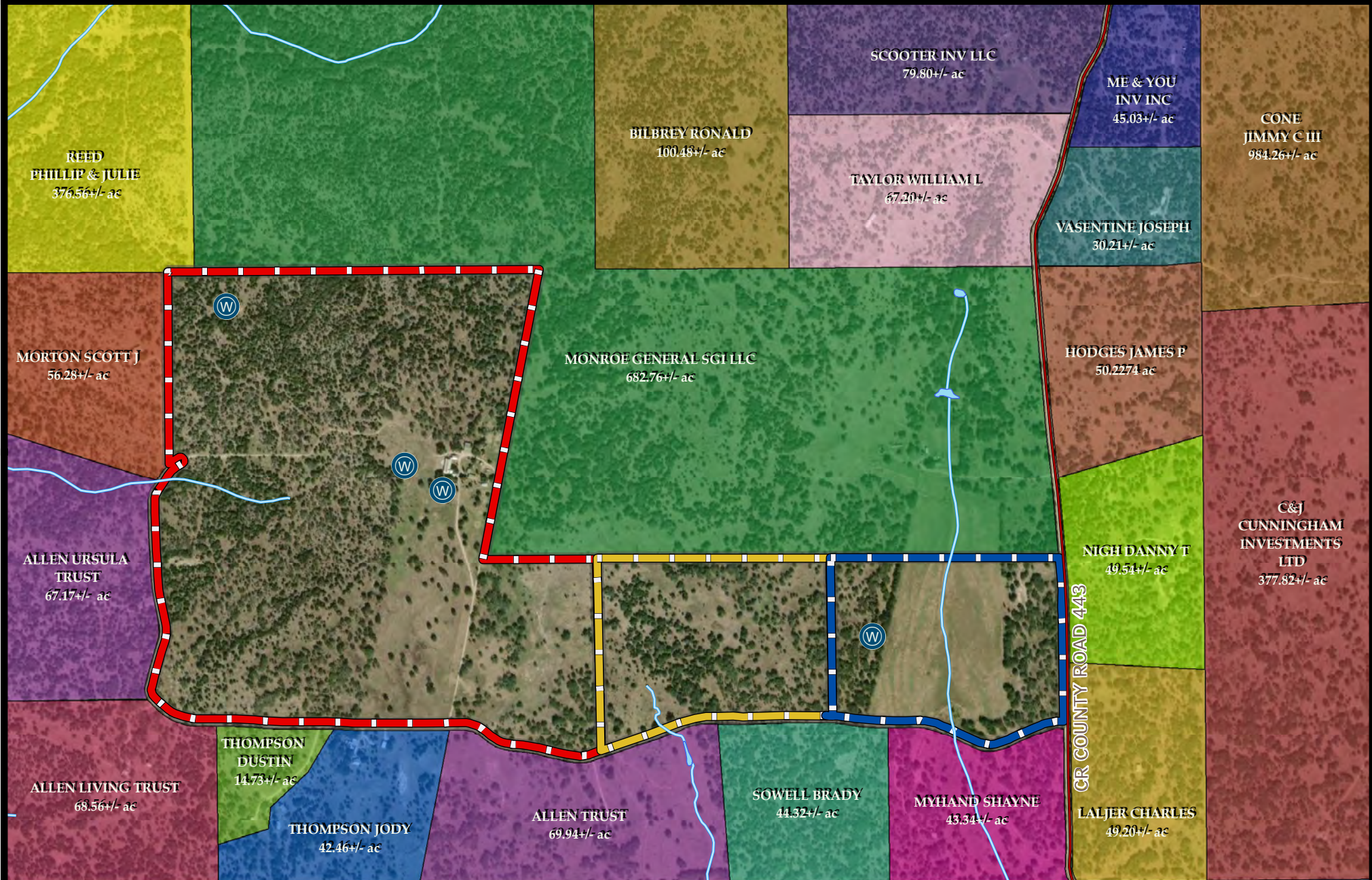


112 N. Edison St., Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com

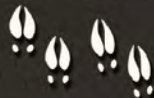


Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

AXIS KNOLL RANCH | 434.05 ± AC | KIMBLE



1 inch = 1,120.55 feet
0 0.1 0.2 0.3 Miles

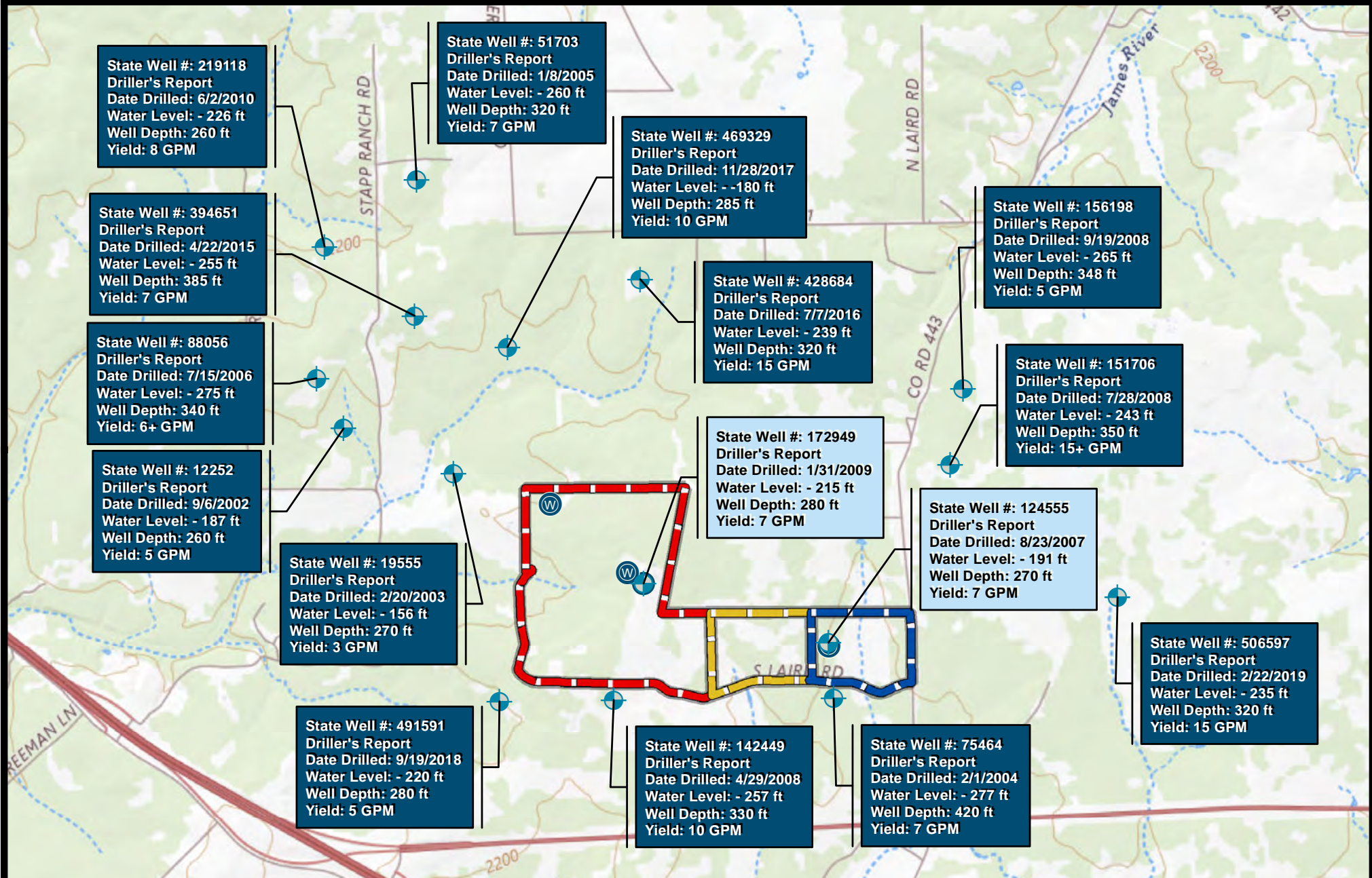


112 N. Edison St., Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com



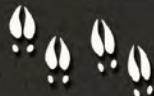
Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

AXIS KNOLL RANCH | 434.05 ± AC | KIMBLE



1 inch = 2,598.24 feet

0 0.3 0.6 0.9 Miles

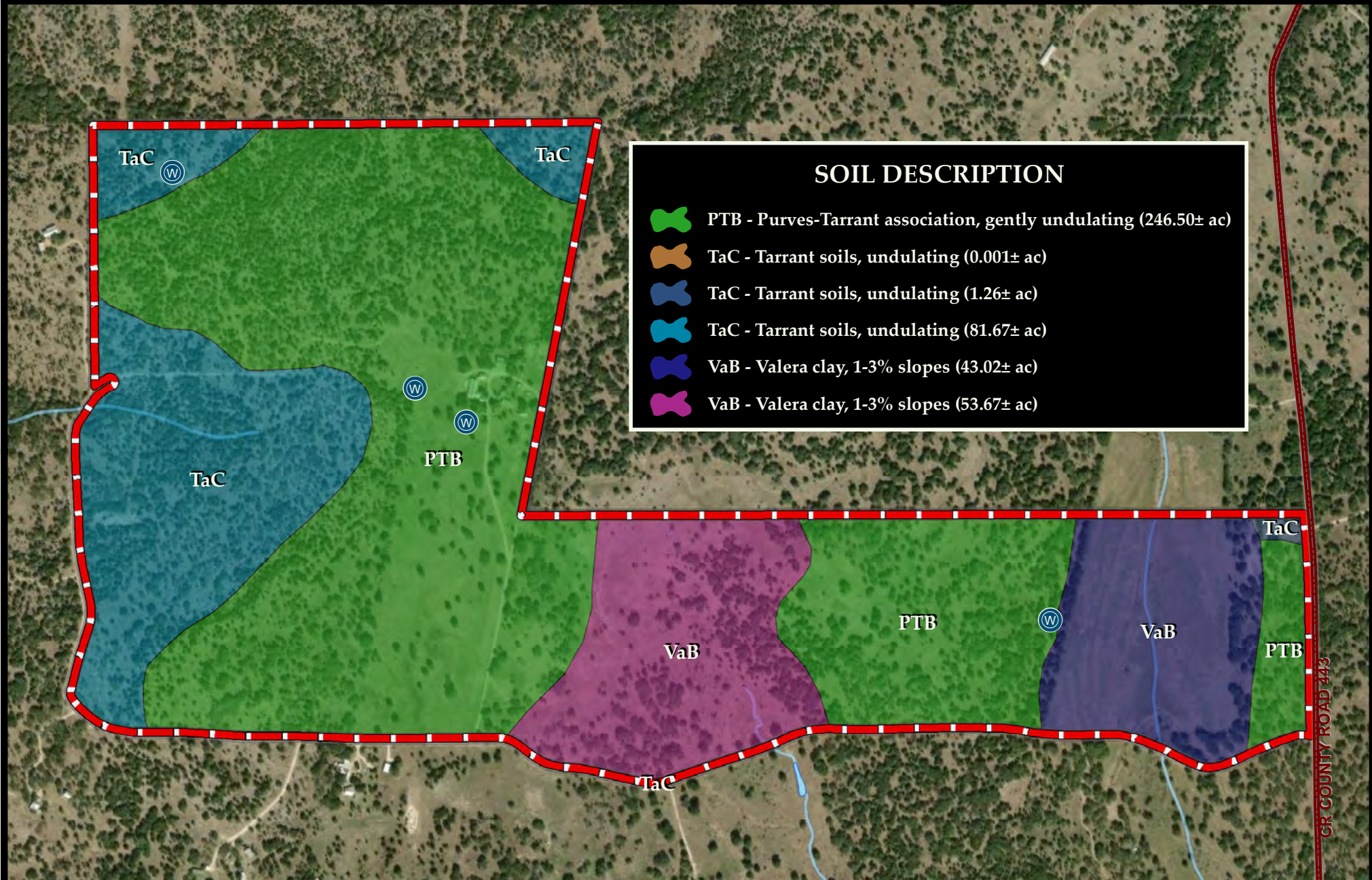


5431 E. US Hwy 290, Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com



Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

AXIS KNOLL RANCH | 434.05 ± AC | KIMBLE



1 inch = 824.51 feet

0 0.1 0.2 0.3 Miles



112 N. Edison St., Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com

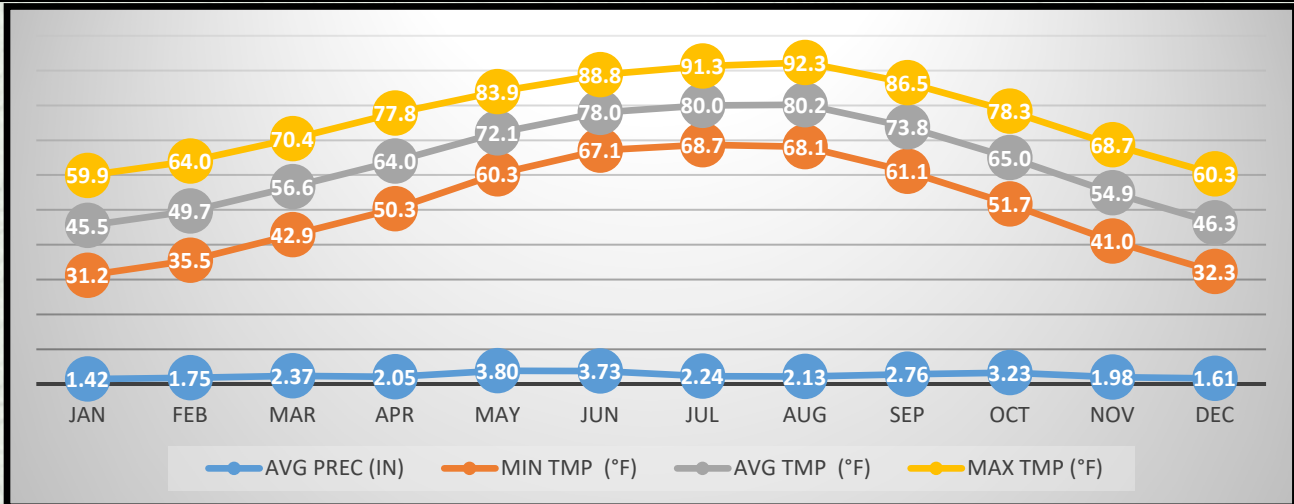


Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Harper, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.42	31.2	45.5	59.9
Feb	1.75	35.5	49.7	64.0
Mar	2.37	42.9	56.6	70.4
Apr	2.05	50.3	64.0	77.8
May	3.80	60.3	72.1	83.9
Jun	3.73	67.1	78.0	88.8
Jul	2.24	68.7	80.0	91.3
Aug	2.13	68.1	80.2	92.3
Sep	2.76	61.1	73.8	86.5
Oct	3.23	51.7	65.0	78.3
Nov	1.98	41.0	54.9	68.7
Dec	1.61	32.3	46.3	60.3
Ann	31.53	52.6	65.0	77.4



Zip: 78631	Days Where Temp Exceeds 86°F:	91 - 120 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
	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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
Jeremy N. Lacy Sales Agent/Associate's Name	603524 License No.	Jeremy@AndersRanchRealty.com Email	830-225-0595 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Anders Realty

PURVEYORS OF FINE TEXAS RANCHES

112 N. Edison Street | Fredericksburg, TX 78624

www.AndersRanchRealty.com



Jeremy N. Lacy

cell: (830) 225-0595

Jeremy@AndersRanchRealty.com



Anders Realty
PURVEYORS OF FINE TEXAS RANCHES