

# 444 KLEIN *Road*

26.32± Acres | Gillespie County  
Stonewall, Texas



*Anders Realty*  
FINE TEXAS PROPERTIES



# 444 KLEIN ROAD

26.32± AC · STONEWALL, TEXAS

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*PRIVATE SANCTUARY | LUXURY CABINS  
= EXCLUSIVE RIVER ACCESS =  
JUST OFF 290 WINE CORRIDOR*

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## Embrace Hill Country Tranquility – A Stunning 26+ Acre Retreat

Discover a private sanctuary in the heart of Texas Wine Country—just an hour from Austin. This 26+ acre retreat blends contemporary design with the natural beauty of the Hill Country, offering both peaceful seclusion and endless adventure.





### Property Highlights:

- **Prime Location:** Conveniently located along the 290 Wine Corridor between Fredericksburg and Johnson City, with the historic LBJ Ranch and two wineries within easy walking distance.
- **Exclusive River Access:** Includes 40% ownership of 5 acres of land along the scenic Pedernales River.
- **Ag-Exempt Status:** Benefit from significantly reduced property taxes thanks to the agricultural exemption.
- **Natural Beauty:** Partially wooded land with heritage oak trees, cedar elm, mountain laurel, native redbud, and iconic Hill Country wildflowers. Wildlife lovers will enjoy regular sightings of deer, including axis, turkey, bald eagles, and a chorus of songbirds.
- **Water Resources:** Serviced by two wells with storage tanks and rainwater collection systems.





## The Main Residence – Modern Elegance Meets Nature

Built in 2023, this 3,000 sq. ft. modern masterpiece offers 4 bedrooms and 3.5 baths, with floor-to-ceiling windows that seamlessly connect you to the outdoors.

















## Gourmet Kitchen:

- GE Monogram commercial-grade appliances
- Waterfall island & oversized walk-in pantry
- Pet hydration station
- Two 148-bottle wine refrigerators









### Owner's Retreat:

- Private outdoor sitting area
- Custom walk-in closet with direct access to the laundry room (featuring a steam closet)
- Spa-inspired bath with a glass-enclosed wet area, volcanic limestone soaking tub, and scenic views where deer roam freely









### Versatile Living Spaces:

- Dual primary bedroom suites for ultimate privacy
- A third guest bedroom
- Fourth bedroom or flex space—ideal for an executive office or playroom









### Resort-Style Outdoor Living:

- Oversized lounge pool (large enough for laps), spa, and outdoor shower
- Expansive brick fireplace with a large outdoor TV—perfect for al fresco dining and entertaining













## Income-Producing Luxury Cabins

Two custom-designed cabins provide exceptional short-term rental potential (earning \$5,400+/month).



*Casa de la Paz* (400 sq. ft.) – A modern, light-filled retreat with:

- Shiplap ceiling and large picture windows
- Spacious kitchen and full bath
- Outdoor fire pit—perfect for s'mores under the stars

([www.airbnb.com/h/casadelapaztx](http://www.airbnb.com/h/casadelapaztx)).

*Casa Serena* (1,000 sq. ft.) – A serene two-bedroom cabin featuring:

- Full-size kitchen with a large island and wine fridge
- Lavish bathroom and breathtaking windows
- Outdoor fire pit for memorable evenings

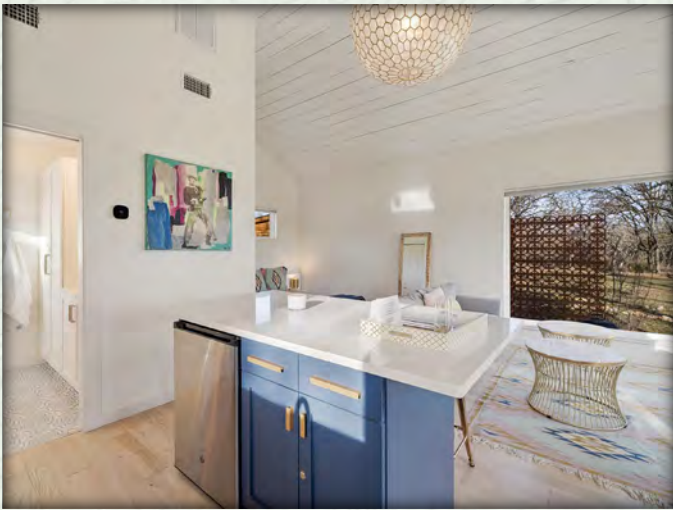
CASA SERENA ([www.airbnb.com/h/casaserenatx](http://www.airbnb.com/h/casaserenatx)).





























*Under the starry Texas sky, this thoughtfully designed property offers a rare blend of luxury, privacy, and income potential—making it a one-of-a-kind opportunity in the heart of Texas Hill Country.*





## FINANCIAL / TITLE

444 KLEIN ROAD, as previously described herein (26.32± ac), is offered at \$3,200,000 in Cash or at Terms acceptable solely at the discretion of the Sellers. The conditions of sale are as follows:

1. The offer includes 444 Klein, 742 Klein, & 40% ownership of 5.46+/- acres on State Park Rd 49.
2. 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 Rise Title in Austin, TX.
3. All Prospective Buyers must demonstrate to the satisfaction of the Sellers, absolute financial capability to purchase the Ranch prior to scheduling an inspection of the Ranch.
4. 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.
5. The Sellers will provide a current survey.
6. Any owned mineral rights will be conveyed to the Buyer at Closing.
7. Property Addresses: 444 (house) & 742 (cabins) Klein Rd., Stonewall, TX 78671.
8. The property lies in the Stonewall/Fredericksburg ISD.
9. The 2024 property taxes were estimated to be \$12,138.57.
10. Buyer to verify all pertinent information prior to purchase.



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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.

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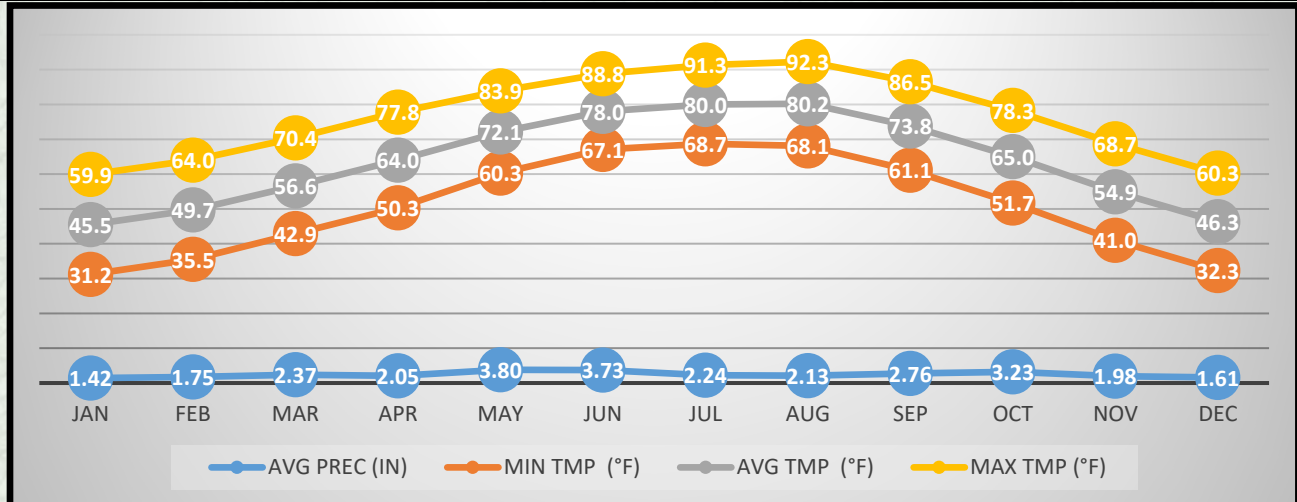




## CLIMATE DATA

Three-decade averages of climatological variables (1981-2001)  
Climate Normals for **Stonewall, Texas** from the National Climate Data Center (NCDC)

MONTH (1981-2001)	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: 78671	Days Where Temp Exceeds 86°F:	91-120 Days
	Freeze Date (Avg First Frost):	Nov 01 <sup>st</sup> -10 <sup>th</sup>
	Freeze Date (Avg Last Frost):	Mar 21 <sup>st</sup> – 31 <sup>st</sup>
	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.

<b>Anders Realty</b>	<b>514096</b>	<b>Brady@AndersRanchRealty.com</b>	<b>830-481-4444</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Brady P. Anders</b>	<b>514096</b>	<b>Brady@AndersRanchRealty.com</b>	<b>512-791-9961</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Andrea Anders</b>	<b>643088</b>	<b>Andi@AndersRanchRealty.com</b>	<b>830-446-1532</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





# *Anders Realty*

302 E. Main Street | Johnson City, TX 78636  
[www.AndersRanchRealty.com](http://www.AndersRanchRealty.com)

Andi Eystad, Agent

cell: (830) 446-1532

[Andi@AndersRanchRealty.com](mailto:Andi@AndersRanchRealty.com)



*Anders Realty*  
FINE TEXAS PROPERTIES





mapbox

- Well
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Anders Realty makes no warranties or guarantees as to the completeness or accuracy thereof.



## STATE OF TEXAS WELL REPORT for Tracking #444853

Owner:	<b>Greg Tom</b>	Owner Well #:	<b>No Data</b>
Address:	<b>207 Mulberry Lane Boerne, TX 78006</b>	Grid #:	<b>57-52-1</b>
Well Location:	<b>Well # 1; .7 Mi. N. of Pedernales River on Klein Rd.; 300' East Fredericksburg, TX</b>	Latitude:	<b>30° 15' 00" N</b>
		Longitude:	<b>098° 36' 28" W</b>
Well County:	<b>Gillespie</b>	Elevation:	<b>1427 ft. above sea level</b>

Type of Work:	<b>New Well</b>	Proposed Use:	<b>Domestic</b>
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Drilling Start Date: **3/15/2017**      Drilling End Date: **3/15/2017**

Borehole:	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
	<b>9.75</b>	<b>0</b>	<b>50</b>
	<b>6.75</b>	<b>50</b>	<b>51</b>
	<b>6</b>	<b>51</b>	<b>250</b>

Drilling Method: **Air Hammer**

Borehole Completion: **Open Hole**

Annular Seal Data:	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks &amp; material)</i>
	<b>1</b>	<b>3</b>	<b>Cement 1 Bags/Sacks</b>
	<b>3</b>	<b>50</b>	<b>Bentonite 12 Bags/Sacks</b>

Seal Method: **Poured**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

Distance to Septic Field or other  
concentrated contamination (ft.): **No Data**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **No Data**

Surface Completion: **Pitless Adapter Used**

Water Level: **6 ft. below land surface on 2017-03-15**

Packers: **No Data**

Type of Pump: **Submersible**      Pump Depth (ft.): **240**

Well Tests: **Jetted**      Yield: **4 GPM**



Water Quality:

<i>Strata Depth (ft.)</i>	<i>Water Type</i>
<b>53</b>	<b>Good (550ppmTDS)</b>
<b>87</b>	<b>Good (550ppmTDS)</b>

Chemical Analysis Made: **No**

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: **Virdell Drilling Inc.**  
**111 E. Grayson St.**  
**Llano, TX 78643**

Driller Name: **James Taylor Virdell Jr**

License Number: **1900**

Comments: **Open Hole: 51-250**

Lithology:  
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
BLANK PIPE & WELL SCREEN DATA

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
<b>0</b>	<b>1</b>	<b>Topsoil</b>
<b>1</b>	<b>7</b>	<b>Caliche &amp; Gravel</b>
<b>7</b>	<b>75</b>	<b>Brown, Gray &amp; White Limestone</b>
<b>75</b>	<b>170</b>	<b>Gray &amp; Brown Limestone</b>
<b>170</b>	<b>250</b>	<b>Medium Gray &amp; Brown Speckled Limestone (Cambrian)</b>

<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>
<b>6</b>		<b>New Plastic (PVC)</b>	<b>SCH40</b>	<b>-3</b>	<b>51</b>

**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**



## STATE OF TEXAS WELL REPORT for Tracking #444852

Owner:	<b>Greg Tom</b>	Owner Well #:	<b>No Data</b>
Address:	<b>207 Mulberry Lane Boerne, TX 78006</b>	Grid #:	<b>57-44-7</b>
Well Location:	<b>Well #2; .75 Mi. N. of Pedernales River on Klein Rd.; 330' East Fredericksburg, TX</b>	Latitude:	<b>30° 15' 05" N</b>
		Longitude:	<b>098° 36' 29" W</b>
Well County:	<b>Gillespie</b>	Elevation:	<b>1440 ft. above sea level</b>

Type of Work:	<b>New Well</b>	Proposed Use:	<b>Domestic</b>
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Drilling Start Date: **3/16/2017**      Drilling End Date: **3/16/2017**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	<b>9.75</b>	<b>0</b>	<b>10</b>
	<b>6.75</b>	<b>10</b>	<b>11</b>
	<b>6</b>	<b>11</b>	<b>60</b>

Drilling Method: **Air Hammer**

Borehole Completion: **Open Hole**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks &amp; material)</i>
Annular Seal Data:	<b>1</b>	<b>3</b>	<b>Cement 1 Bags/Sacks</b>
	<b>3</b>	<b>10</b>	<b>Bentonite 4 Bags/Sacks</b>

Seal Method: **Poured**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

Distance to Septic Field or other  
concentrated contamination (ft.): **No Data**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **No Data**

Surface Completion: **Pitless Adapter Used**

Water Level: **9 ft. below land surface on 2017-03-16**

Packers: **No Data**

Type of Pump: **Submersible**      Pump Depth (ft.): **50**

Well Tests: **Jetted**      Yield: **24 GPM**



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Water Quality:

<i>Strata Depth (ft.)</i>	<i>Water Type</i>
<b>14</b>	<b>Good (670ppmTDS)</b>

Chemical Analysis Made: **No**

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

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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: **Virdell Drilling Inc.**  
**111 E. Grayson St.**  
**Llano, TX 78643**

Driller Name: **James Taylor Virdell Jr**

License Number: **1900**

Comments: **Open Hole: 11-60**

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Lithology:  
DESCRIPTION & COLOR OF FORMATION MATERIAL

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
<b>0</b>	<b>2</b>	<b>Topsoil</b>
<b>2</b>	<b>10</b>	<b>Caliche &amp; Gravel</b>
<b>10</b>	<b>60</b>	<b>Light Gray &amp; Brown Limestone</b>

Casing:  
BLANK PIPE & WELL SCREEN DATA

<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>
<b>6</b>		<b>New Plastic (PVC)</b>	<b>SCH40</b>	<b>-3</b>	<b>11</b>

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