



WHISPERING FIELDS

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531

F | **FREDERICKSBURG**
REALTY



FREDERICKSBURG REALTY TEXAS RANCH REALTY

Whispering Fields

14087 Ranch Road 965 | Fredericksburg, Texas 78624 | Gillespie County

69± Acres

\$2,035,500

Agent

Justin Cop

Property Highlights

- 69± acres in Gillespie County
- Unobstructed views of Enchanted Rock
- Elevation ranges from 1,800–1,900 ft
- Rolling hills, open meadows & shaded wildlife areas
- Multiple prime building sites with panoramic views
- Water well and electricity on-site
- Agricultural exemption in place
- Ideal for custom home, recreational ranch, or weekend retreat
- Convenient location near Fredericksburg's dining, shopping & wineries
- Rare opportunity to own iconic Hill Country land

Property Taxes:

\$180

Welcome to your premier Hill Country escape—69 acres of breathtaking ranch land in highly desirable Gillespie County, boasting rare, unobstructed views of the iconic Enchanted Rock. This property offers a truly unique opportunity to own a slice of the Texas Hill Country with dramatic scenery, versatile use, and all the essentials already in place.

Perched at elevations ranging from 1,800 to 1,900 feet, the land features striking topography with rolling hills, open meadows, and shaded areas perfect for wildlife habitat. The panoramic vistas stretch for miles, creating an unbeatable backdrop for a dream home, vacation retreat, or weekend hunting getaway. Whether you envision a custom hilltop residence, a private recreational ranch, or an income-producing short-term rental property, this land delivers unmatched potential. The property is well-suited for outdoor enthusiasts, offering abundant space for hiking, exploring, and enjoying native wildlife.

With a water well and electricity on-site, the essentials are covered for immediate enjoyment and future improvements. The landscape offers multiple prime building sites, each showcasing a different perspective of Enchanted Rock and the surrounding Hill Country.

Just a short drive to Fredericksburg, this ranch offers privacy without sacrificing convenience—close to fine dining, wineries, and shopping. Properties of this caliber, with iconic views and infrastructure

MLS #: A98617A (Active) List Price: \$2,035,500 (10 Hits)

14087 -- Ranch Rd 965 Fredericksburg, TX 78624



Type: Ranch Land, Vacant Land
Best Use: Grazing, Residential, Hunting
Topography: Level, Sloping, Gently Rolling, Exceptional View
Surface Cover: Wooded, Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$2,035,500
Area: County-North
Subdivision: N/A
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Property Size Range: 51-100 Acres
Apx Acreage: 69.0000
Seller's Est Tax: 180.00
Showing Instructions: Call LA
 Appointment, Vacant
Days on Market 1

Tax Exemptions: AG	Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 93093	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	Easements: Electric Service		
HOA: No	HOA Fees:	HOA Fees Pd:		
Items Not In Sale:				
Documents on File: Aerial Photo, Well Log				

Land		
Leases		Cropland
Rangeland/Pasture		Fenced

Water: Well
Sewer: None
Utilities: CTEC Electric on Property
Access/Location: State Farm/Ranch Rd
Minerals: Unknown

Improvements: Other-See Remarks
Misc Search: Livestock Permitted
Surface Water: None
Fence: Barbed Wire, Partial

TrmsFin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: Yes
Title Company: Fredericksburg Titles	Attorney:	Refer to MLS#:
Location/Directions: From Fredericksburg go North on Ranch Rd 965 for approx 13.2 miles property is on the right entry is by the windmill.		
Owner: Ivanna Investments LP		

Legal Description: 69+- Acres out of, 16.95 acres out of F Welgenhausen Survey No 597 ABS A-727, 8.78 AC out of A Crownover Survey No 255 ABS-129, 23.25 AC out of C&M.R.R. Co Survey No 487 ABS-998, 19.81 AC out of CW Welgenhausen Survey No 488 ABS-1279

Instructions: Call Listing Agent for showing / must accompany

Public Remarks: Welcome to your premier Hill Country escape—69 acres of breathtaking ranch land in highly desirable Gillespie County, boasting rare, unobstructed views of the iconic Enchanted Rock. This property offers a truly unique opportunity to own a slice of the Texas Hill Country with dramatic scenery, versatile use, and all the essentials already in place. Perched at elevations ranging from 1,800 to 1,900 feet, the land features striking topography with rolling hills, open meadows, and shaded areas perfect for wildlife habitat. The panoramic vistas stretch for miles, creating an unbeatable backdrop for a dream home, vacation retreat, or weekend hunting getaway. Whether you envision a custom hilltop residence, a private recreational ranch, or an income-producing short-term rental property, this land delivers unmatched potential. The property is well-suited for outdoor enthusiasts, offering abundant space for hiking, exploring, and enjoying native wildlife. With a water well and electricity on-site, the essentials are covered for immediate enjoyment and future improvements. The landscape offers multiple prime building sites, each showcasing a different perspective of Enchanted Rock and the surrounding Hill Country. Just a short drive to Fredericksburg, this ranch offers privacy without sacrificing convenience—close to fine dining, wineries, and shopping. Properties of this caliber, with iconic views and infrastructure already in place, are a rare opportunity in Gillespie County. Whether you're planning a legacy homestead, family getaway, or long-term investment, this 69-acre ranch is ready for your vision.

Agent Remarks:

Withdraw Comments:

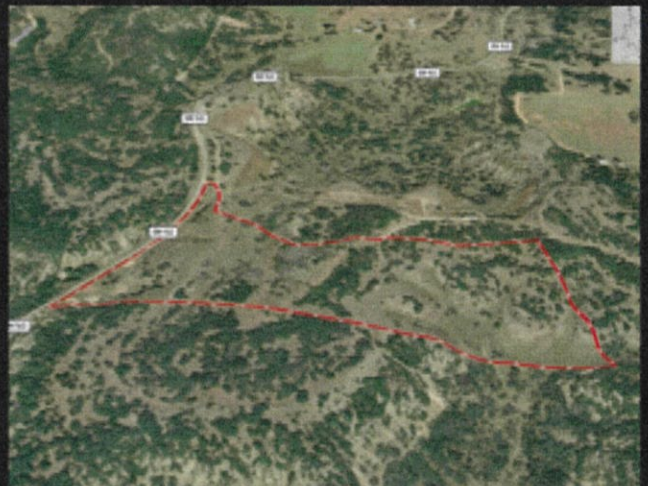
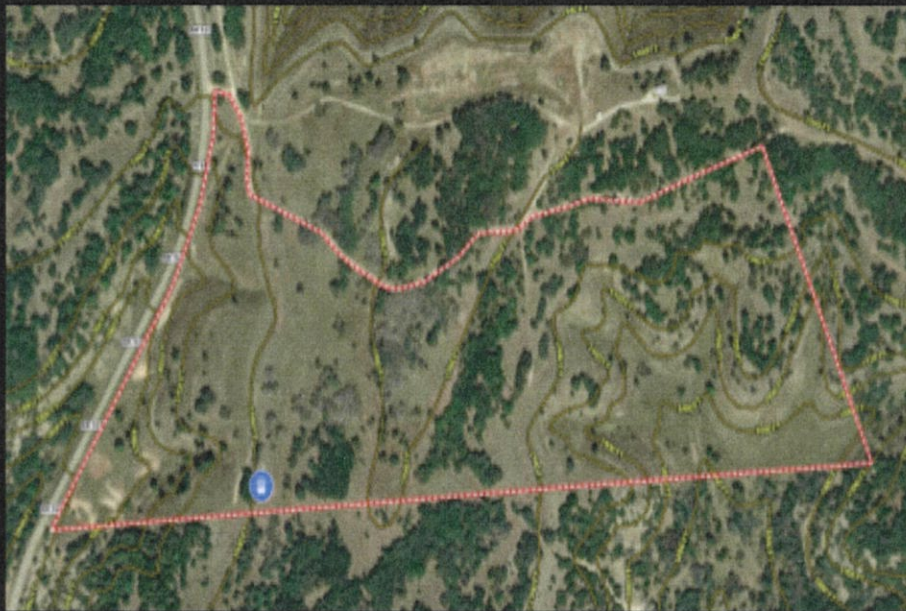
Display on Internet: Yes	Display Address: No	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 9003085			

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372

Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007

WHISPERING FIELDS RANCH | 69± ACRES | GILLESPIE COUNTY



FREDERICKSBURG REALTY  TEXAS RANCH REALTY

RANCH | RESIDENTIAL | COMMERCIAL
830-997-6531 | FREDERICKSBURGREALTY.COM

69 AC Whispering Fields
Texas, AC +/-



Boundary 1 1

Justin Cop
P: 850-597-6531

www.frederickshurgreality.com

257 West Main St



69 AC Whispering Fields
Texas, AC +/-

69



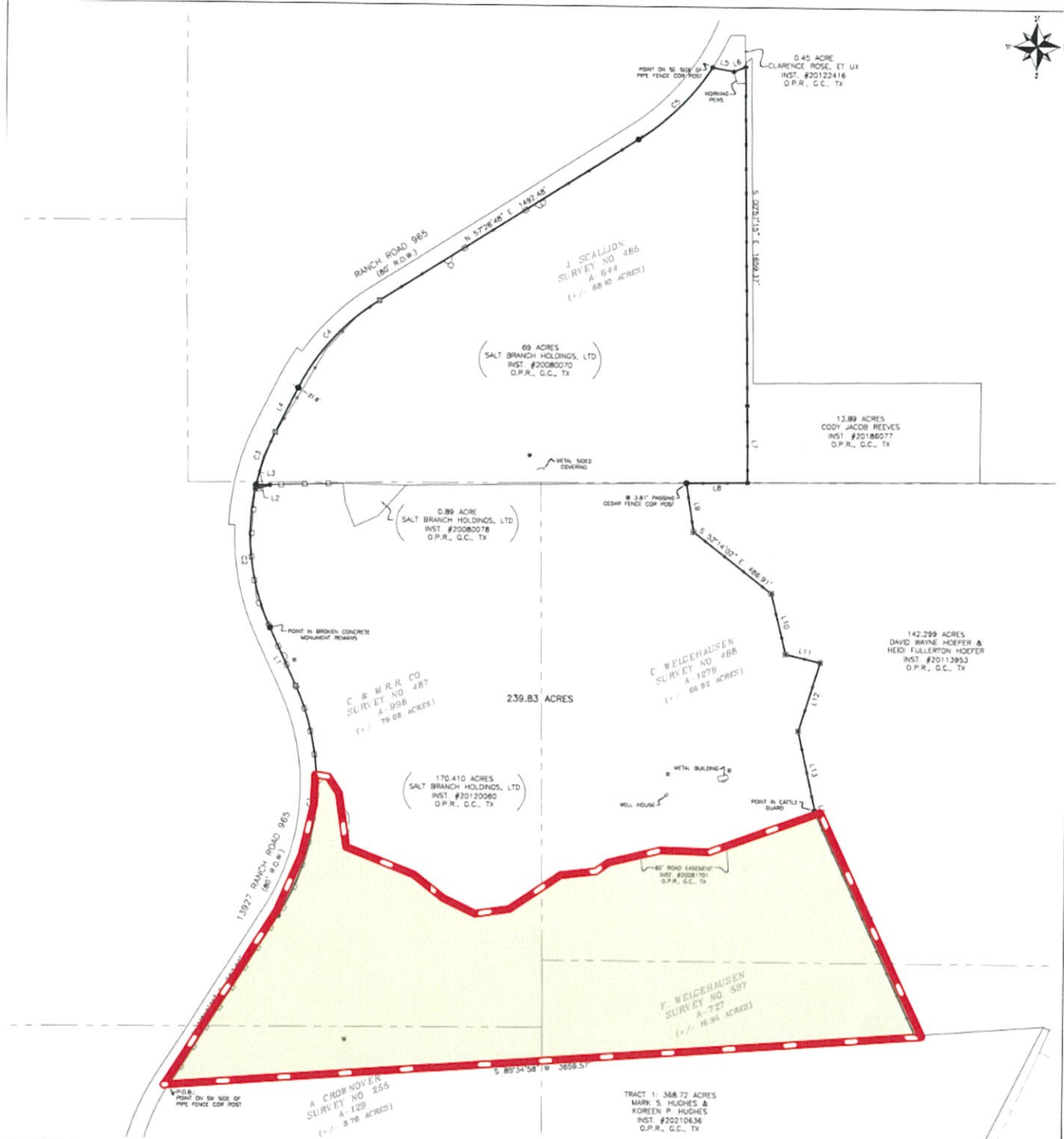
Boundary 1

Justin Cop
P 830-997-6531

www.fredendsturgent.com

257 West Main St

id
Fredend Sturgent & Associates
Surveyors & Engineers
10000 N. Loop West, Suite 100
Houston, Texas 77040
www.fredendsturgent.com



SURVEYOR'S NOTES
NOTES AND BEARINGS DESCRIBED TO ACCURATELY THIS PLAT.
ALL BEARING SURVEY LINES, CORNERS AND APPROPRIATE ADJACENTS SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY UNLESS OTHERWISE NOTED.

BASE OF BEARINGS
BEARING AND DISTANCE TO BEING SHOWN PLANE COORDINATE SYSTEM, REFERRED FROM NORTH AMERICAN DATUM 1983 (NAD 83). BEARING MEASUREMENTS ARE DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY STATIONING AT POINT, WHICH INTERSECTION BEARING LINE EXTENSION AND BY THE TRUE MAGNETIC (TM) INTERSECTION BEARING HEREIN ARE SHOWN AS BEING THE SAME PLANE COORDINATE SYSTEM DISTANCES.

This plat is subject to the following restrictions based on the title survey:
- BEARING AND DISTANCE DESCRIBED IN REGISTER NO. 2008101, OFFICIAL PUBLIC RECORDS, OFFICE OF THE CLERK OF THE COUNTY OF GILLESPIE, TEXAS.
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LINE	BEARING	DISTANCE
L1	N 72° 00' 00" E	117.85
L2	N 72° 00' 00" E	117.85
L3	N 72° 00' 00" E	117.85
L4	N 72° 00' 00" E	117.85
L5	N 72° 00' 00" E	117.85
L6	N 72° 00' 00" E	117.85
L7	N 72° 00' 00" E	117.85
L8	N 72° 00' 00" E	117.85
L9	N 72° 00' 00" E	117.85
L10	N 72° 00' 00" E	117.85
L11	N 72° 00' 00" E	117.85
L12	N 72° 00' 00" E	117.85
L13	N 72° 00' 00" E	117.85
L14	N 72° 00' 00" E	117.85

LINE	BEARING	DISTANCE
L1	N 72° 00' 00" E	117.85
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L8	N 72° 00' 00" E	117.85
L9	N 72° 00' 00" E	117.85
L10	N 72° 00' 00" E	117.85
L11	N 72° 00' 00" E	117.85
L12	N 72° 00' 00" E	117.85
L13	N 72° 00' 00" E	117.85
L14	N 72° 00' 00" E	117.85

Jason McMillan, Registered Professional Land Surveyor of Texas, to hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 28th day of February, 2022.



Jm

Registered Prof. Land Surveyor
Texas Registration No. 6279

- LEGEND**
- PIPE FENCE CORNER POST
 - WOOD FENCE CORNER POST
 - HIGHEST CONCRETE MONUMENT
 - POINT
 - SUBJECT PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - SURVEY/ABSTRACT LINE
 - WIRE FENCE
 - ROCK WALL/FENCE
 - ELECTRIC METER
 - WELL
 - WELL HOUSE
 - P.O.B. POINT OF BEGINNING
 - P.O.W. POINT OF WAY
 - O.P.R., OFFICIAL PUBLIC RECORDS
 - G.C., TEXAS COUNTY, TEXAS

PLAT SHOWING SURVEY OF A 239.83 ACRE TRACT OF LAND, BEING COMPRISED OF:
+/- 68.10 ACRES OF THE J. SCALLION SURVEY NO. 485, ABSTRACT 644,
+/- 79.08 ACRES OF THE C. & M.R.R. CO. SURVEY NO. 487, ABSTRACT 998,
+/- 66.92 ACRES OF THE C. WELGEHAUSEN SURVEY NO. 488, ABSTRACT 1279,
+/- 16.95 ACRES OF THE F. WELGEHAUSEN SURVEY NO. 597, ABSTRACT 727, &
+/- 8.78 ACRES OF THE A. CROWNOVER SURVEY NO. 255, ABSTRACT 129,
GILLESPIE COUNTY, TEXAS.
SCALE 1" = 300 FEET

0 300 600

STATE OF TEXAS WELL REPORT for Tracking #88947

Owner:	Will Montgomery	Owner Well #:	No Data
Address:	1445 Ross Ave., Ste. 3200 Dallas, TX 75202	Grid #:	57-34-4
Well Location:	1.3 mi. N of Crabapple Ck. on FM 965; .2 mi. E in pasture TX	Latitude:	30° 27' 16" N
		Longitude:	098° 50' 04" W
Well County:	Gillespie	Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 7/27/2006 Drilling End Date: 7/27/2006

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>			
Borehole:	8.75	0	220			
Drilling Method:	Air Hammer					
Borehole Completion:	Filter Packed					
	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>	<i>Size</i>		
Filter Pack Intervals:	50	220	Gravel	4A		
	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>			
Annular Seal Data:	0	3	1 Cement			
	3	50	10 Bentonite			
Seal Method:	Grout	Distance to Property Line (ft.): No Data				
Sealed By:	Driller	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:	Surface Sleeve Installed					

Water Level:	183 ft. below land surface on 2006-07-27	Measurement Method:	Unknown
Packers:	No Data		
Type of Pump:	Submersible	Pump Depth (ft.):	200
Well Tests:	Jetted	Yield:	10 GPM

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	185-195, 208-215	good (470 ppmTDS)
		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:	Taylor Virdell Jr.	License Number:	1900
Apprentice Name:	James Caleb Virdell	Apprentice Number:	3254
Comments:	No Data		

Lithology:			Casing:			
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA			
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
0	1	Topsoil	5" N PVC +2 - 190 SDR 17			
1	37	White & Gray Limestone	5" N PVC, Custom Slot 190 - 220 SDR 17			
37	85	Brown Clay & Limestone w/Sand				
85	220	Red Clay & Limestone w/Sand				

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

Gillespie CAD Property Search

2025 values are now certified!

Property Details

Account		
Property ID:	93093	Geographic ID: A1279-0488-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	13927 RANCH ROAD 965 TX	
Map ID:	2-O	Mapsc0:
Legal Description:	ABS A-MULTIPLE MULTIPLE ABST, TRACT A129, A644, A727, A998 & A1279, 239.83 ACRES	
Abstract/Subdivision:	A-MULTIPLE	
Neighborhood:	(F301) FBG 965 NORTH	
Owner		
Owner ID:	217570	
Name:	IVANNA INVESTMENTS LP	
Agent:		
Mailing Address:	% COP, E J 279 ACHTZEHN RD FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$42,850 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$2,458,770 (+)
Market Value:	\$2,501,620 (=)
Agricultural Value Loss:?	\$2,431,580 (-)
Appraised Value:?	\$70,040 (=)

HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$70,040
Ag Use Value:	\$27,190

2025 values are now certified!

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: IVANNA INVESTMENTS LP %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$2,501,620	\$70,040	\$188.06	
HUW	HILL CNTRY UWCD	\$2,501,620	\$70,040	\$3.36	
SFB	FREDBG ISD	\$2,501,620	\$70,040	\$541.48	
WCD	GILLESPIE WCID	\$2,501,620	\$70,040	\$0.12	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$2,501,620	\$70,040	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$733.02

Estimated Taxes Without Exemptions: \$26,181.30

Property Improvement - Building

Description: MTL BLDG W/LIVING AREA **Type:** MISC IMP **Living Area:** 600.0 sqft **Value:** \$42,850

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2	2009	600
SHED	SHED	SHED6	2009	552
SHED	SHED	SHED3	2009	144
STGA	STORAGE AVG	*	0	165

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN1	NATIVE PASTURE 1	81.05	3,530,407.32	0.00	0.00	\$830,900	\$9,520
RN2	NATIVE PASTURE 2	136.78	5,958,267.48	0.00	0.00	\$1,402,320	\$15,310
RN3	NATIVE PASTURE 3	22.00	958,320.00	0.00	0.00	\$225,550	\$2,360

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$42,850	\$2,458,770	\$27,190	\$70,040	\$0	\$70,040
2024	\$44,200	\$2,458,770	\$25,200	\$69,400	\$0	\$69,400
2023	\$44,200	\$2,242,820	\$25,220	\$69,420	\$0	\$69,420
2022	\$41,700	\$2,079,610	\$23,450	\$65,150	\$0	\$65,150
2021	\$39,710	\$271,240	\$3,380	\$43,090	\$0	\$43,090
2020	\$34,350	\$223,770	\$2,800	\$37,150	\$0	\$37,150
2019	\$34,350	\$223,770	\$2,800	\$37,150	\$0	\$37,150
2018	\$30,950	\$223,770	\$2,640	\$33,590	\$0	\$33,590
2017	\$30,950	\$223,770	\$2,610	\$33,560	\$0	\$33,560

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/15/2022	SWD	SPECIAL WARRANTY DEED	SALT BRANCH HOLDINGS LTD	IVANNA INVESTMENTS LP	20221901		
1/5/2012	WD	WARRANTY DEED	LAKE, RODNEY R & CHARLENE F	SALT BRANCH HOLDINGS LTD	20120060		
3/14/2008	WDVL	WARRANTY DEED VENDORS LIEN	FOUR-M LAND & CATTLE CO	LAKE, RODNEY R & CHARLENE F	20081702		

Simplified Property Restrictions

October 10, 2025

1 General Restrictions

- No commercial feeding operations or surface mining (e.g., stone, gravel, sand, caliche) that damages land, except for road materials (restore site after use).
- No towers (cellular, wind, TV, radio) except traditional windmills for livestock water.
- Keep tracts clean, neat, and litter-free; mow grass for beauty and fire safety. No garbage or refuse disposal/burial on site.
- Bury electric, telephone, and utility lines where possible.

2 Buildings and Structures

- No more than four single-family dwellings per tract; one guest house allowed for personal use.
- Permitted: Detached dwelling, garage, guest/carriage house, pumphouse, tennis courts, pool (max 25,000 gallons), pool house, barn, horse stable, corrals/pens/chutes for non-commercial agriculture.
- No structures within 200 ft of common boundaries (except drives, fences, gates, utilities, unpaved paths).
- Setbacks: 50 ft from side/rear, 75 ft from front (no setbacks on shared ownership lines).

3 Use and Maintenance

- Hunting and wildlife harvesting allowed for owners, guests, invitees.
- No junk, abandoned equipment, or inoperative vehicles stored.
- No commercial use except agriculture (vineyards, hay, grazing, livestock). No industrial pursuits or enterprises.

- Water use limited to residential or livestock; no transport off tract or use for ponds.
- No nuisances or offensive activities.
- Swine only for 4-H/FFA; other livestock/pets/poultry allowed if not offensive to neighbors.