

0 PFIESTER RD

7.9 Acres | AG Exempt | Fully Fenced
OFFERED AT \$379,000



Discover a rare opportunity to own 7.9 stunning acres on the serene and secluded Pfiester Road. This picturesque property is surrounded by vineyards and has majestic post oak trees with a diverse topography, including a dry creek bed along the base of the rock bluff. There are multiple, level building sites perfect for your dream home or vacation retreat. The property is fully fenced, ag-exempt, and free from HOA restrictions, ensuring flexibility and privacy. Sensible deed restrictions allow for one single-family residence and a guest house. Conveniently located within an easy drive to the vibrant activities and attractions of Fredericksburg, this property is a true gem. Don't miss out—make it yours today!

Click QR Code for additional information and photos.

Jill Tabor
REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: A98535A (Active) List Price: \$379,000 (22 Hits)

0 -- Pfiester Rd Fredericksburg, TX 78624



Type: Vacant Land
Best Use: Residential, Recreational, Vacation
Topography: Gently Rolling, Partially Wooded
Surface Cover: Wooded/Native Pasture
Views:
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$379,000
Area: County-Southeast
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 6-10 Acres
Apx Acreage: 7.9000
Seller's Est Tax: 8.58
Showing Instructions: Vacant, Gate Locked-Combo
Days on Market 6

Tax Exemptions: Ag Exempt	Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 188528	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	Easements: None		
HOA: No	HOA Fees:	HOA Fees Pd:		
Items Not In Sale:				
Documents on File: Survey/Plat, Topographical Map, Deed Restrictions				

Land		
Leases	Cropland	
Rangeland/Pasture	Fenced	

Water: None
Sewer: None
Utilities: None
Access/Location: County Road
Minerals: Unknown

Improvements: None
Misc Search: Livestock Permitted
Surface Water: None
Fence: Perimeter

TrmsFin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Select Title	Attorney:	Refer to MLS#:
Location/Directions: From Fredericksburg: Travel South on Hwy 16. Turn left onto Pfiester Rd. Property is on the left after Buckeye Rd.		
Owner: Kim and Robyn Hicks		
Legal Description: ABS A0245 B GUERRERA #56, 7.90 ACRES		

Instructions: Email Jill@JillTabor.com for showing requests and information packet

Public Remarks: Discover a rare opportunity to own 7.9 stunning acres on the serene and secluded Pfiester Road. This picturesque property is surrounded by vineyards and has majestic post oak trees with a diverse topography, including a dry creek bed along the base of the rock bluff. There are multiple, level building sites perfect for your dream home or vacation retreat. The property is fully fenced, ag-exempt, and free from HOA restrictions, ensuring flexibility and privacy. Sensible deed restrictions allow for one single-family residence and a guest house. Conveniently located within an easy drive to the vibrant activities and attractions of Fredericksburg, this property is a true gem. Don't miss out—make it yours today!

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 547594			

Listing Office: Portfolio Real Estate - KW (#:1462)
Main: (830) 997-6041
Mail Address 1: 804 S. Adams St
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)
Agent Email: jill@jilltabor.com
Contact #: (830) 456-8115
License Number: 0562308

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

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 01/16/25

GF No. _____

Name of Affiant(s): Kim & Robyn Hicks

Address of Affiant: 1556 Pfiester Rd, Fredericksburg, TX 78624

Description of Property: ABS A0245 B GUERRERA #56, 7.90 ACRES

County Gillespie, Texas

Date of Survey: 12/10/1993

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

A perimeter, barbed-wire fence was added in October 2022.

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

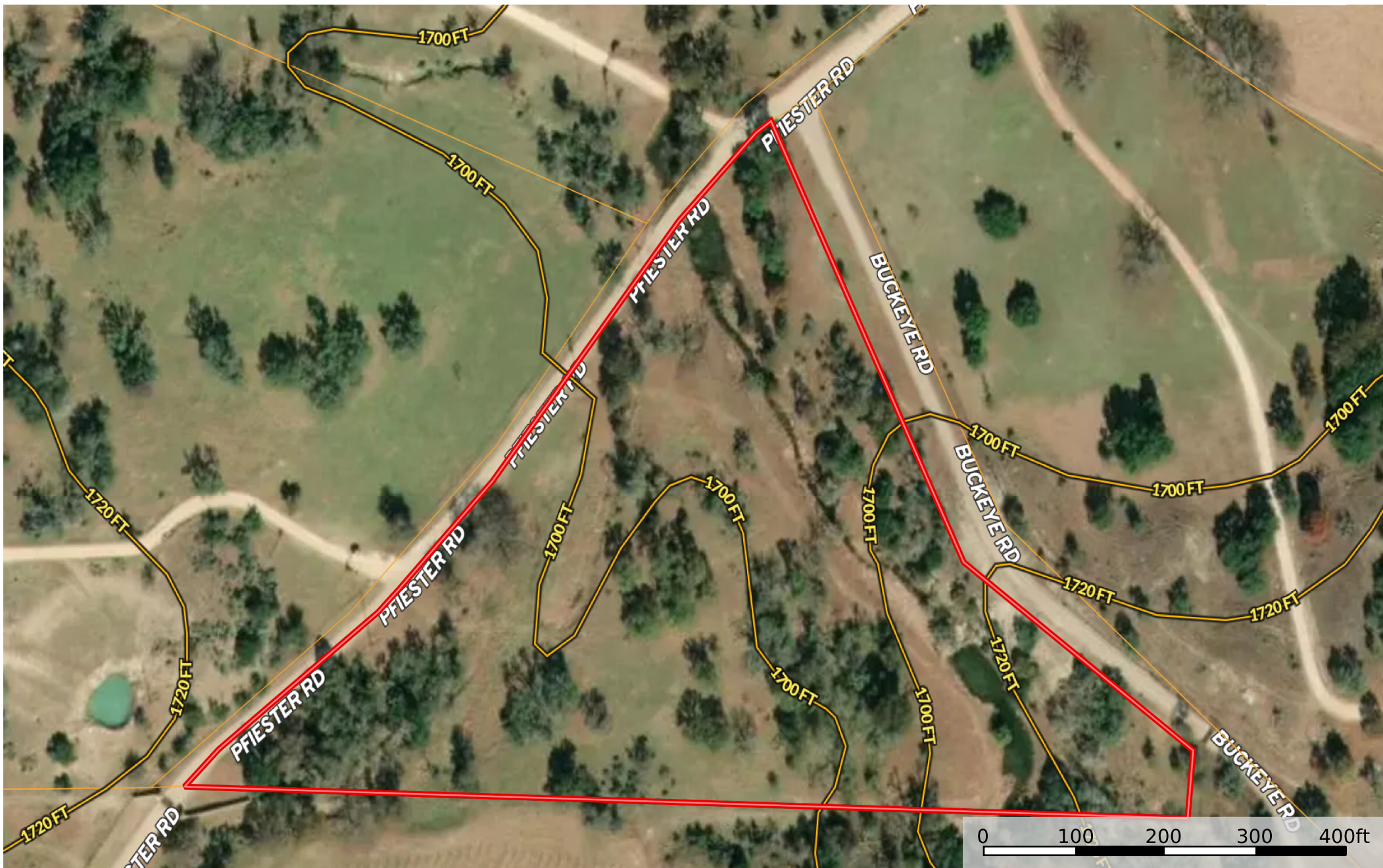
6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

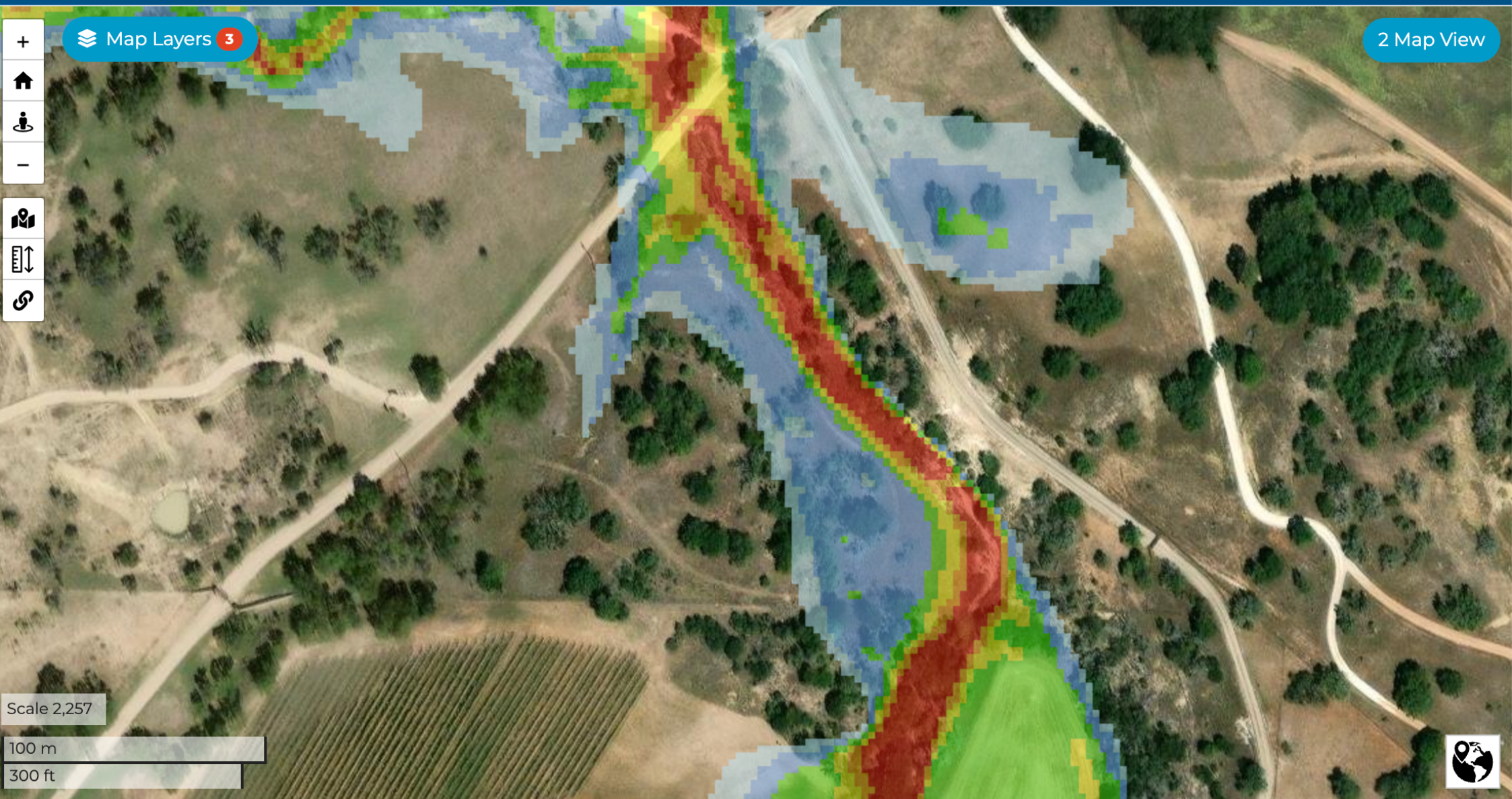
<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>[Signature]</u></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>[Signature]</u></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 20th day of JANUARY 2025

[Signature]
Notary Public







DEED RESTRICTIONS

ON PFIESTER ROAD, PROPERTY ID 188528
FREDERICKSBURG, TX 78624

Seller places additional restrictive covenants upon the Property, and Buyer hereby accepts and acknowledges the following additional restrictions:

1. Property cannot be subdivided.
2. Limit to one (1) single-family residence and one (1) guest house. The guest house shall be no more than 1250 square feet.
3. No compost piles, farm equipment, fencing materials, etc., shall be stored or maintained within 150 feet of the Pfiester Road and Buckeye Road property lines.
4. No buildings or structures of any type closer than 150 feet from the Pfiester Road and Buckeye Road property lines, including, but not limited to, deer blinds, barns, or sheds.
5. No junk, repair, construction, or wrecking yard shall be located on the property.
6. Neither the property nor any part thereof shall be used or maintained as a dumping ground for waste.
7. No temporary structure on the property shall be used for residential purposes at any time. No trailer, mobile, manufactured, and/or modular homes shall be placed or parked on the property at any time. An RV may remain on the property only during the construction of the main home not exceeding twelve (12) months.
8. One (1) Short-term Rental operating within the guest house, not to exceed four (4) person occupancy, shall be permitted, provided the owner resides in the principal residence.
9. No industrial or commercial use of property is allowed except for raising livestock (excluding swine).
10. Only archery hunting is allowed.
11. No firearm or air gun shooting is allowed.

These restrictions shall run with and bind the property. They shall be effective until forty (40) years after the date of this deed and shall be binding upon the Buyers, their heirs, successors, or assigns.