

**MLS #: A94012A (Active) List Price: \$1,119,000****000 -- Ranch Rd 965 Fredericksburg, TX 78624**

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

**Original List Price:** \$1,119,000  
**Area:** County-Northwest  
**Subdivision:** N/A, Not in Sub  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City:** 6-9 miles  
**Property Size Range:** 11-25 Acres  
**Apx Acreage:** 21.5200  
**Seller's Est Tax:** 25.00  
**Showing Instructions:** Gate Locked-Combo Days on Market 2

**Tax Exemptions:** AG **CAD Property ID #:** 188330 **Zoning:** None

**Flood Plain:** No **Deed Restrictions:** Yes **Easements:** Electric Distribution, Gas Service

**HOA:** No **HOA Fees:** **HOA Fees Pd:**

**Items Not In Sale:**

**Documents on File:** Survey/Plat, Deed Restrictions, Aerial Photo

Land		
Leases		Cropland
Rangeland/Pasture		Fenced

**Water:** None  
**Sewer:** None  
**Utilities:** CTEC Electric Available  
**Access/Location:** State Farm/Ranch Rd  
**Minerals:** Conveys Part Owned

**Improvements:** Other-See Remarks  
**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 Main St: Drive 8 miles North on RR 965. Property is on the left (one mile north of Boot Ranch).

**Owner:** Denise Ann Miller Gruy

**Legal Description:** ABS A1125 F MAYER #541, 21.52 ACRES

**Instructions:** Email Jill@JillTabor.com for showing instructions.

**Public Remarks:** Rare opportunity to own a 21 acre picturesque property located in the heart of the Texas Hill Country. Conveniently located just 9 miles north of Fredericksburg and one mile past prestigious Boot Ranch, this parcel blends natural beauty and convenience. Long range southern and western valley views and an abundance of oak trees and other hardwoods cover the property. Multiple suitable build sites with views and privacy. Recent improvements totaling over \$100,000 include substantial clearing/mulching, fully fenced perimeter and new entrance with electric gate. Reasonable restrictions allow for up to four residential structures, which would make a great family compound, a full time residence or a part time getaway! Ag exempt and no HOA.

**Agent Remarks:** Email Jill@JillTabor.com for showing requests and Offer Details Packet.

**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](mailto:jill@jilltabor.com)  
**Contact #:** (830) 456-8115  
**License Number:** 0562308

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## Offer Submission Details

000 RR 965, 21 Acres

**Seller Name:** Denise Ann Miller Gruy

**Legal Description:** ABS A1125 F MAYER #541, 21.52 ACRES

**Minerals:** 50% potentially held by 2 Springs LLC; Seller will convey any part owned

**Preferred Title Company:** Select Title / 150 E Main St STE 201; Fredericksburg, TX 78624

**Preferred Earnest/Option Money:** Earnest Money 1% / Option Money \$10/day

**Buyer's Agent Commission:** 3% of Sales Price

**Seller's Agent info (Please enter this data into the offer):**

- Listing Broker Firm: KW Portfolio Fredericksburg / 547594 (license)
- Listing Agent: Jill Tabor / 562308 (license)
- Listing Agent Email/Phone: [jill@jilltabor.com](mailto:jill@jilltabor.com) / 830-456-8115
- Licensed Supervisor: Tony Zamora Jr / 0537135 (license)
- Listing Broker's Address: 804 S Adams; Fredericksburg, TX 78624
- Listing Broker's Phone: 830-997-6041

**Documents Provided for the Offer:**

- Addendum Regarding Brokers Fees

Please send your client's pre-approval letter or proof of funds with the offer.

Submit Offers: [Jill@JillTabor.com](mailto:Jill@JillTabor.com)



## ADDENDUM REGARDING BROKERS' FEES TO CONTRACT CONCERNING THE PROPERTY AT:

**000 RR 965, Fredericksburg, TX 78624**

(Address of Property)

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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**Note: This addendum should not be used with the Farm and Ranch Contract (TREC 25-15; TXR 1701).**

- A. ADDENDUM CONTROLS:** If any part of this addendum conflicts with a provision in the contract, this addendum will control.
- B. FEES:** Cash fees as specified in this addendum will be paid in Gillespie County, Texas.
- C. LISTING BROKER'S FEES:** Seller shall pay Listing Broker the fees specified in a separate written representation agreement between Seller and Listing Broker.
- D. OTHER BROKER'S FEES:** Other Broker's fees will be paid as specified below, and Buyer shall pay any remaining amount due to Other Broker specified in a separate written representation agreement between Other Broker and Buyer. **(Check all that apply)**

- ☒ (1) Listing Broker shall pay \$ \_\_\_\_\_ or 3.000 % of sales price as contained in a separate written compensation agreement between Listing Broker and Other Broker (such as TXR 2402). **(Specified amount is for informational purposes only and does not change compensation specified in separate written compensation agreements.)**
- ☐ (2) Seller shall pay: **(Check one box only)**
- ☐ (a) \$ \_\_\_\_\_ or \_\_\_\_\_ % of sales price as contained in a separate written compensation agreement between Seller and Other Broker (such as TXR 2401). **(Specified amount is for informational purposes only and does not change compensation specified in separate written compensation agreements.)**
- ☐ (b) \$ \_\_\_\_\_ or \_\_\_\_\_ % of sales price towards Other Broker's fees. **(Use this option only if there is no separate written compensation agreement between Seller and Other Broker. This option creates a new obligation for Seller.)**

**E. INTERMEDIARY BROKER'S FEES:** In addition to any fees Seller has agreed to pay Listing Broker in a separate written representation agreement, Seller shall also pay Listing Broker \$ \_\_\_\_\_ or \_\_\_\_\_ % of sales price. Amounts specified in this Paragraph E shall be applied towards any fees Buyer has agreed to pay Listing Broker in a separate written representation agreement. Buyer shall pay any remaining amount due to Listing Broker specified in a separate written representation agreement. **(Use this option only if Listing Broker represents Seller and Buyer as intermediary. This option creates a new obligation for Seller.)**

**F. AUTHORIZATION:** Seller and Buyer authorize Escrow Agent to pay Listing and Other Broker at closing in accordance with this addendum or other separate written agreements.

**BROKER FEES ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE.** This addendum confirms or creates an obligation for the payment of broker fees. CONSULT AN ATTORNEY BEFORE SIGNING. TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

\_\_\_\_\_  
Buyer's Printed Name

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer's Printed Name

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

Denise Ann Miller Gruy

\_\_\_\_\_  
Seller's Printed Name

Signed by: Denise Ann Miller Gruy 9/26/2024 | 14:47  
\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller's Printed Name

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Date

(TXR-2406) 08-23-2024

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