

# 0 PFIESTER RD

7.9 Acres | AG Exempt | Fully Fenced  
OFFERED AT \$349,500



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

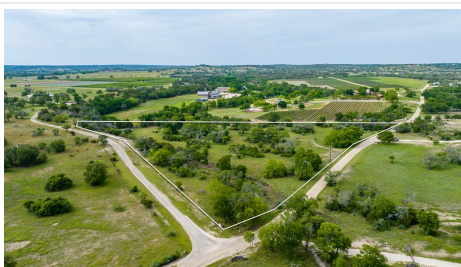
jill@jilltabor.com



**PORTFOLIO**  
REAL ESTATE  kw

MLS #: A98535A (Active) List Price: \$349,500 (32 Hits)

0 -- Pfiester Rd Fredericksburg, TX 78624



**Type:** Vacant Land  
**Best Use:** Residential, Recreational, Vacation  
**Topography:** Gentle Sloping, Gentle Sloping, Few Trees  
**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** 41

**Tax Exemptions:** Ag Exempt **Taxes w/o Exemptions:** \$898.69 **Tax Info Source:** CAD **CAD Property ID #:** 188528 **Zoning:** None

**Flood Plain:** No **Deed Restrictions:** Yes **Easements:** None **Road Maintenance Agreement:** No

**HOA:** No

**HOA Fees:**

**HOA Fees Pd:**

**Items Not In Sale:**

**Documents on File:** Survey/Plat, Topographical Map, Deed Restrictions

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

**Improvements:** None  
**Misc Search:** Livestock Permitted  
**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

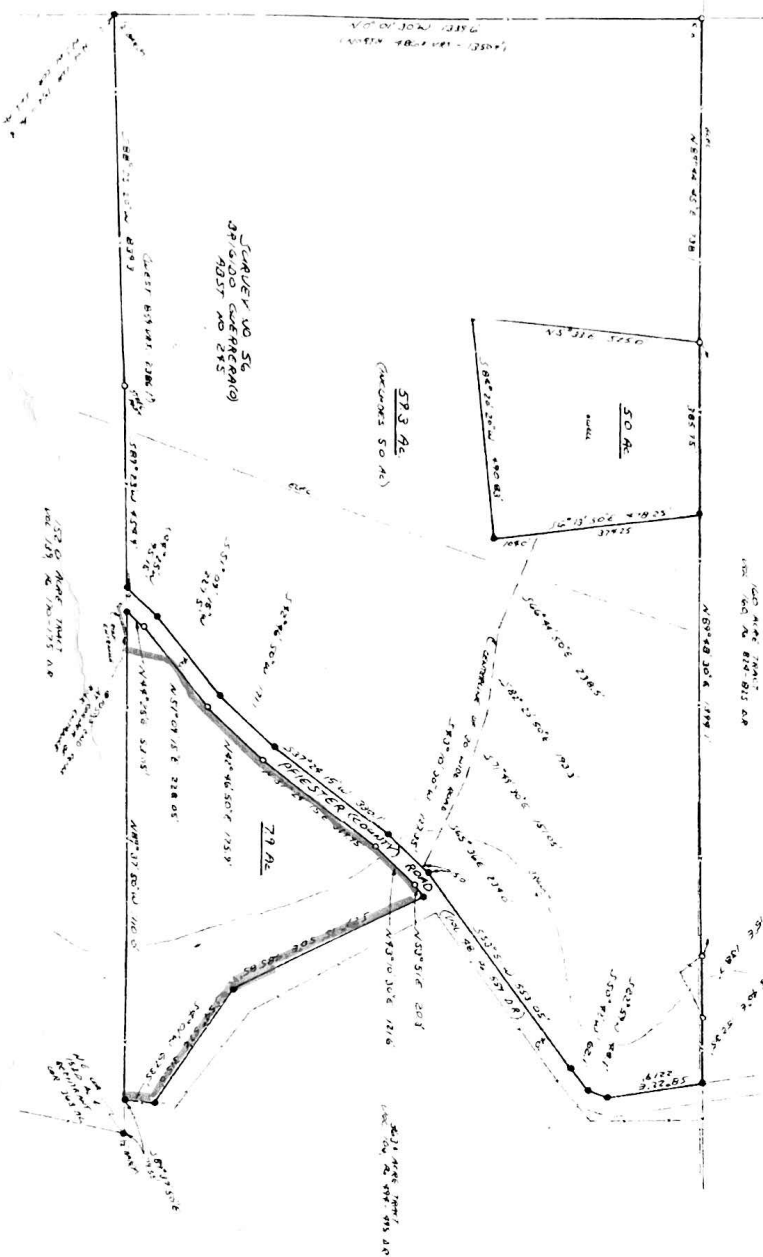
**Listing Office:** Portfolio Real Estate - KW (#:1462)  
**Main:** (830) 997-6041  
**Mail Address 1:** 804 S. Adams St  
**Mail City:** Fredericksburg  
**Mail Zip Code:** 78624  
**Supervising Agent Name:**  
**Supervising Agent License #:**

**Listing Agent:** Jill Tabor (#:12)  
**Agent Email:** [jill@jilltabor.com](mailto: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

—Z

TRAVEL MAP SHOWING  
FACTS OF CASE  
LOCATED IN  
DESOLO COUNTY TEXAS  
- TRAVEL MADE AT THE REQUEST OF  
TRAVEL WISEMAN, ET AL

[illegible]

RECEIVED - ZEPHYRUS / 10 / 1993



421 E. MAIN STREET  
 FREDERICKSBURG, TEXAS 78624  
 (512) 997-3864

# 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> |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|

SWORN AND SUBSCRIBED this 20th day of JANUARY 2025

[Signature]  
Notary Public



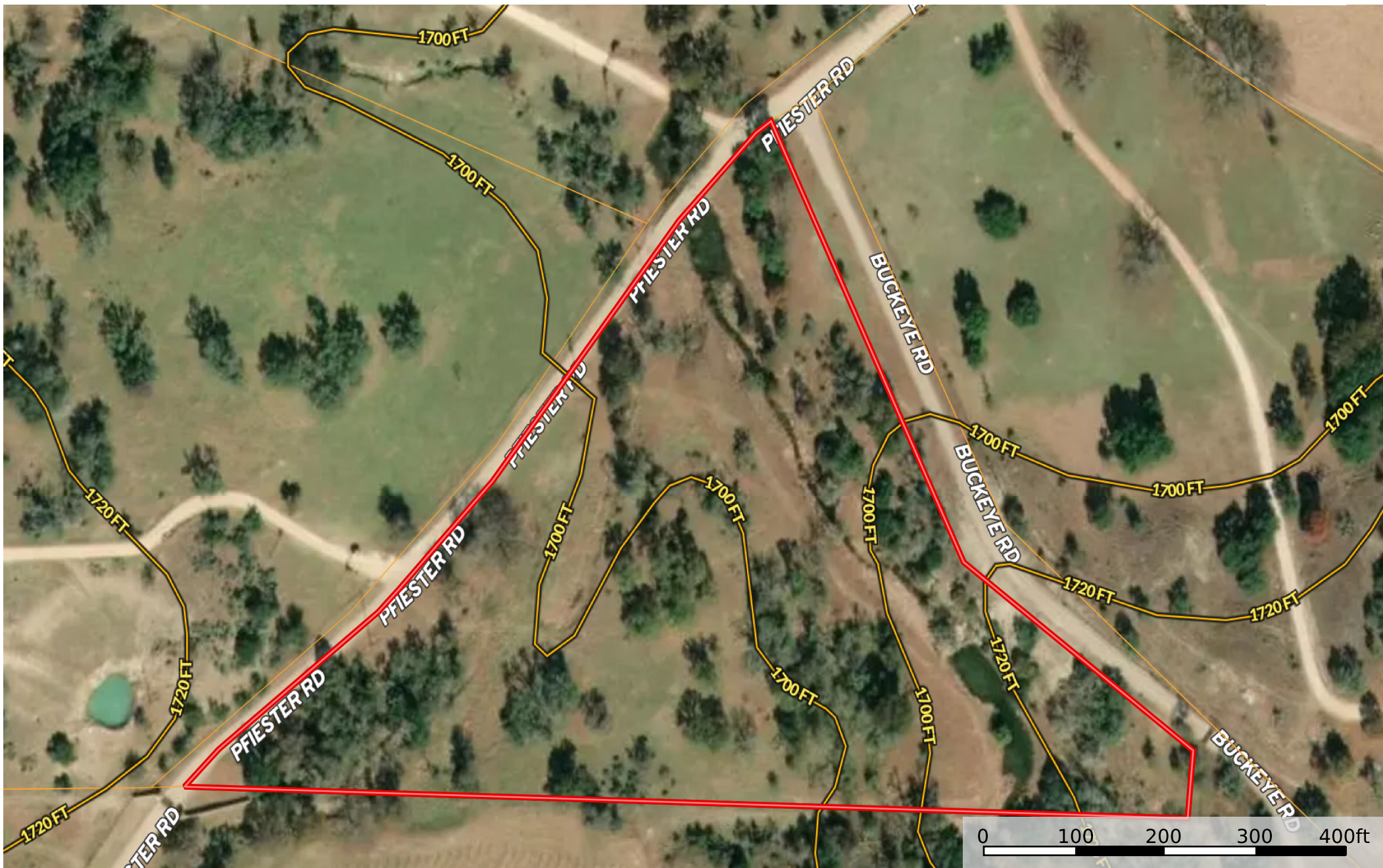
# DEED RESTRICTIONS

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.



 Boundary





## ***GILLESPIE CENTRAL APPRAISAL DISTRICT***

1159 S Milam St  
Fredericksburg, TX 78624  
Phone (830) 997-9807

MARCH 10, 2023

HICKS, KIM & ROBYN  
PO BOX 481  
FREDERICKSBURG, TX 78624

### **RE: Approval of 2023 Open Space Land Application**

Agricultural use approved on 7.9 acres.

Accounts: 188528

Dear Property Owner:

This office has reviewed and approved your application for special assessment of your land. It is the opinion of the Chief Appraiser that the land does meet the qualifications as set forth in the statute. You will, therefore, be assessed on the basis of productivity value rather than market value on the acreage listed above.

A new application is not required for subsequent years unless the Chief Appraiser requests that you reapply or there is a change in ownership. Also, a landowner is required to notify the Appraisal District immediately if any change of use of the land occurs. Failure to do so will result in a penalty being applied to the tax levy at the time of discovery.

Sincerely,  
Dustin Althaus, RPA  
Ag Appraiser

# Application for 1-d-1 (Open-Space) Agricultural Use Appraisal

2023

Tax Year

## Gillespie County Central Appraisal District

Appraisal District's Name

Appraisal District Account Number (if known)

**GENERAL INFORMATION:** Texas Constitution, Article VIII, Section 1-d-1, and Tax Code, Chapter 23, Subchapter D, provide for appraisal of open-space land.

**FILING INSTRUCTIONS:** This form must be filed with the appraisal district office in each county in which the property is located. **Do not file this document with the Texas Comptroller of Public Accounts.**

### SECTION 1: Property Owner/Applicant

The applicant is the following type of property owner:

☒ Individual ☐ Partnership ☐ Corporation ☐ Other (specify):

Kim Hicks

01/14/1958

Name of Property Owner

Date of Birth

1556 Pfiester Rd, Fredericksburg, TX 78624

Physical Address, City, State, ZIP Code

830-998-2015

robynhicks@me.com

Primary Phone Number (area code and number)

Email Address\*

PO Box 481, Fredericksburg, TX 78624

Mailing Address, City, State, ZIP Code (if different from the physical address provided above)

### SECTION 2: Authorized Representative

**If you are an individual property owner filing this application on your own behalf, skip to Section 3; all other applicants are required to complete Section 2.**

Please indicate the basis for your authority to represent the property owner in filing this application:

☐ Officer of the company ☐ General Partner of the company ☐ Attorney for property owner

☐ Agent for tax matters appointed under Tax Code Section 1.111 with completed and signed Form 50-162

☐ Other and explain basis:

Name of Authorized Representative

Title of Authorized Representative

Primary Phone Number (area code and number)

Email Address\*

Mailing Address, City, State, ZIP Code

### SECTION 3: Property Description and Information

Provide the descriptive information requested below for the property that is the subject of this application or attach last year's tax statement, notice of appraised value or other correspondence identifying the property.

7.9

Account Number (if known)

Number of Acres (subject to this application)

Legal description, abstract numbers, field numbers and/or plat numbers:

Being 7.9 acres of land situated in Gillespie County, Texas, being part of the Brigido Guerrero(o) Survey No. 56, Abstract No. 245, and being part of that 363 acre tract of land, more or less, described in a conveyance to Lillian Wissemann, et vir, by Augusta Braeutigam, dated June 1, 1973, found of record in Volume 106, pages 494-495 of the Deed Records of Gillespie County, Texas.

