

MLS #: A82553A (Active) List Price: \$499,900 (573 Hits)**TBD S State Hwy 16 Fredericksburg, TX 78624**

Type: Vacant Land
Best Use: Investment, Vacation
Topography: Gently Rolling
Surface Cover: Other-See Remarks
Views:
Apx \$/Acre:
Lot/Tract #:

Original List Price: \$599,000
Area: County-West
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 6-10 Acres
Apx Tract Size: 7.3
Apx Acreage: 7.3000
Seller's Est Tax: 1198.00
Showing Instructions: Call LA Appointment
Days on Market 172

Tax Exemptions:**Appraisal District #:** 63808**Zoning:** None**Flood Plain:** Yes**Deed Restrictions:** No**Easements:** Gas Service**HOA:** No**HOA Fees:****HOA Fees Pd:****Items Not In Sale:****Documents on File:** Survey/Plat

Land		
Leases		Cropland
Rangeland/Pasture		Fenced

Water: None**Sewer:** None**Utilities:** CTEC Electric on Property**Access/Location:** State Highway, County Road**Minerals:** None**Improvements:** None**Misc Search:** Stream/River**Surface Water:** River**Fence:** None**Sub Agent %:** 0**Buyer Agent %:** 3**Sub Agency Non-MLS Fee:****Buyer Agency Non-MLS Fee:****TrmsFin:** Cash, Conventional**Possessn:** After Closing/Funding**Var Rate:** No**Excl Agy:** No**Escrow Agent:** Countywide Title Blanco**Attorney:****Refer to MLS#:****Location/Directions:** From Fredericksburg head south on Hwy 16, go 6.9 Miles and the destination is on your left. Right across from Nasse Ln by August Vin Winery.**Owner:** TnT Land Investments, LLC**Legal Description:** ABS A0258 J J GONZALES #57, 7.303 ACRES**Instructions:****Public Remarks:** 7.3 Acres with over 800' of Pedernales River Frontage. Property fronts HWY 16 and Pfiester Rd. Less than 7 miles to downtown Fredericksburg and right across the road from Augusta Vin Winery! Owner is a licensed real estate agent.**Agent Remarks:** Owner is a licensed real estate agent.**Withdraw Comments:****Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Office Broker's Lic #:** 9007304**Listing Office:** Topper Real Estate (#:1435)**Main:** (830) 833-5511**Mail Address 1:** P. O. Box 809**Mail City:** Blanco**Mail Zip Code:** 78606**Supervising Agent Name:****Supervising Agent License #:****Listing Agent:** Timothy Foster (#:20)**Agent Email:** tim@topperrealestate.net**Contact #:** (830) 385-2668**License Number:** 0693628

Information Herein Deemed Reliable but Not Guaranteed

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SURVEY PLAT

7.303 ACRES

JUAN JOSE GONZALES SUR. NO. 57, ABST. NO. 258

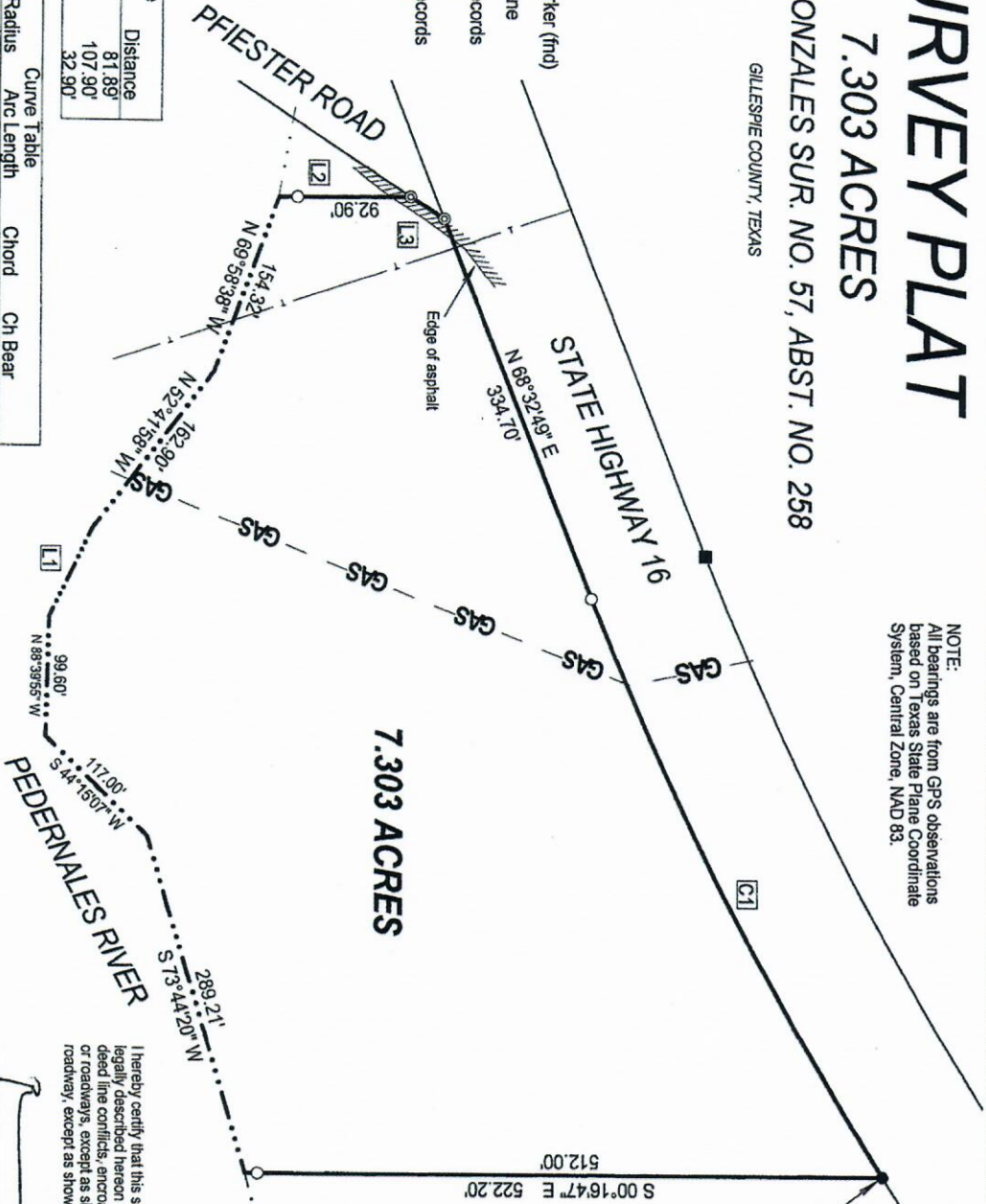
GILLESPIE COUNTY, TEXAS

NOTE:
All bearings are from GPS observations based on Texas State Plane Coordinate System, Central Zone, NAD 83.

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

LEGEND

- Iron rod (fnd)
- Iron rod (set)
- ⊙ Cotton spindle (set)
- Concrete R. O. W. Marker (fnd)
- Telephone line
- OPR - Official Public Records Gillespie Co., TX
- RPR - Real Property Records Gillespie Co., TX



POINT OF BEGINNING:
N corner of a 7.3 acre tract recorded in Doc. No. 20191462, Official Public Records of Gillespie County, Texas

16.6 Acres, OPR
Doc. No. 20155035

Scale 1" = 120'
May 17, 2019



I hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible discrepancies, dead line conflicts, encroachments, overlapping of improvements, visible easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon.

Bo Mansfield RPTS No. 6278 FRM No. 10193736

Line Table		Curve Table	
Id	Bearing	Distance	Radius
L1	N 64° 22' 36" W	81.89'	2914.56'
L2	N 00° 45' 11" W	107.90'	534.40'
L3	N 32° 55' 49" E	32.90'	533.65'

Curve Table			
Id	Delta	Radius	Arc length
C1	10° 30' 20"	2914.56'	534.40'
			Chord
			533.65'
			Ch Bear
			N 63° 18' 01" E