KING
LAND & WATER

Protecting Clients. Conserving the Land.

Jenschke Lane Farm

202 acres, Gillespie County, Texas

Harrison King, Agent
Office 512-840-1175
Cell 432-386-7102
Harrison@KingLandWater.com

King Land & Water LLC
P.O. Box 109, 600 State Street, Fort Davis, TX 79734
Office 432-426-2024 Fax 432-224-1110 KingLandWater.com

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202 Acres

Gillespie County, Texas

Location

Jenschke Lane Farm is located immediately south of US Hwy 290 with over 1,500 feet on Jenschke Lane in the heart of the Texas Wine Country just 2.5 miles west of Stonewall and 10 miles east of Fredericksburg. This area of the Texas Hill Country is well known for the thriving wine culture that has been established along this stretch of US 290 and continues to develop and progress into one of the most visited wine regions in the country. The area also boasting some of the best natural scenery, amazing flora and fauna, and expansive dark skies in this intact region of the Texas Hill Country. San Antonio and Austin are about an hour drive away making this area easily accessible to millions of visitors each year.

Acreage

202 Acres

Description

The Jenschke Lane Farm primarily consists of gently rolling savanna-woodlands studded with huge Post Oaks and Spanish Oaks with areas of historic and active cultivation nestled into the picturesque Hill Country farm scenery. Driving into the property from Jenschke lane one is taken back into time as you pass through sculpted agricultural fields and under towering trees into the historic headquarters dating back to the 1880's.

Deep, dark soils provide excellent and diverse native grasslands including little bluestem, Texas wintergrass, yellow Indiangrass and sideoats gramma. Along two small drainages and multiple improved tanks across the property a consistent covering of healthy oak trees provide excellent habitat and cover for many species of native wildlife and exotic game.

The farm is large and diverse enough to give a sense of privacy while also providing excellent access, multiple homesites with incredible views, and a fantastic location amidst this booming region of the Hill Country. Jenschke Lane is a paved county road with a healthy built-in traffic count of over 1,000 cars on an average weekend. One of the most well-known vineyards in the Texas Wine Country located 3/4 mile down the road, Becker Vineyards is the driving force of visitors along Jenschke Lane providing a tremendous opportunity to expand upon its momentum with the Farm being utilized as new Vineyard, rural housing community or mixed-use development.

The farm is under an agricultural tax exemption as continued cultivation of milo,

oats, corn and commercial hay take place on approximately 80 acres as well as cattle grazing on the remainder of the property.

Improvements

Situated in the heart of the property under a stand of heritage Oak Trees lays the historic German cut-limestone home dating back to the 1880's and waiting to be brought back to life as a centerpiece to a new farm headquarters, vineyard operation or community development. A quality metal barn with concrete floors sits beside the home and is currently used as a workshop and barn for the small commercial farming operation.

The farm has several miles of good perimeter fencing as well as multiple new interior high-fenced pastures around the active cultivation. A solid all-weather road leads to the center of the ranch with several smaller ranch roads sprawling the pastures to access the rest of the property.

Wildlife and Water

There are two intermittent streams crossing Jenschke Lane Farm that in combination with 8 improved tanks provide value to wildlife. This in combination with excellent tree cover creates a remarkable habitat for game animals such as whitetail and axis deer, turkey and dove as well as other wildlife including hundreds of species of neo-tropical songbirds, raptors and butterflies for nature lovers of all kinds to enjoy.

A primary Water Well with a submersible 200 gallon per minute pump provides a substantial amount of high-quality water across the property in a series of pipelines and troughs. The well is estimated to be 160 feet deep with water being accessed t only 60 feet.

Price:

$4,250,000

Contact

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Disclaimer
This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

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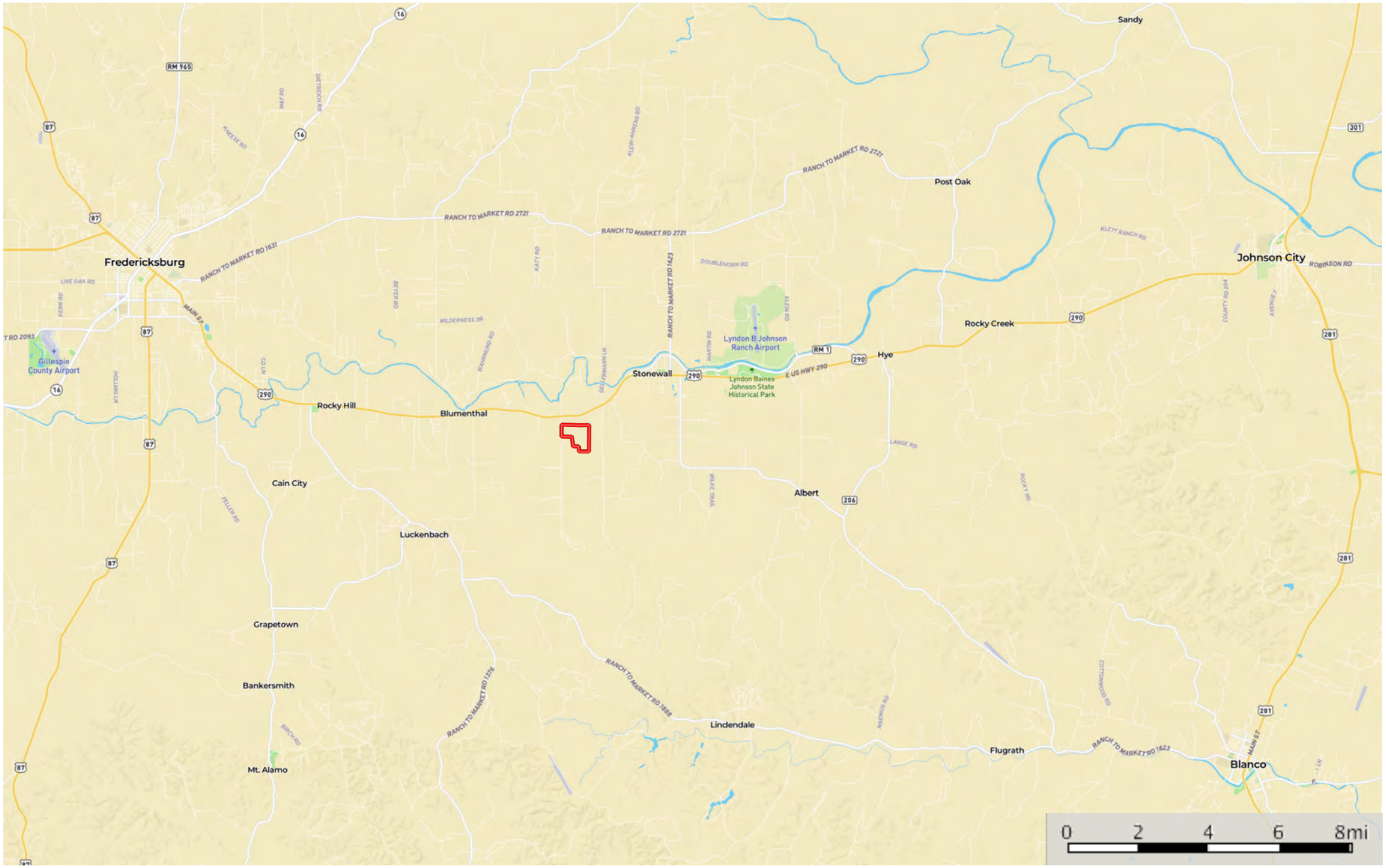

Boundary

King Land & Water LLC

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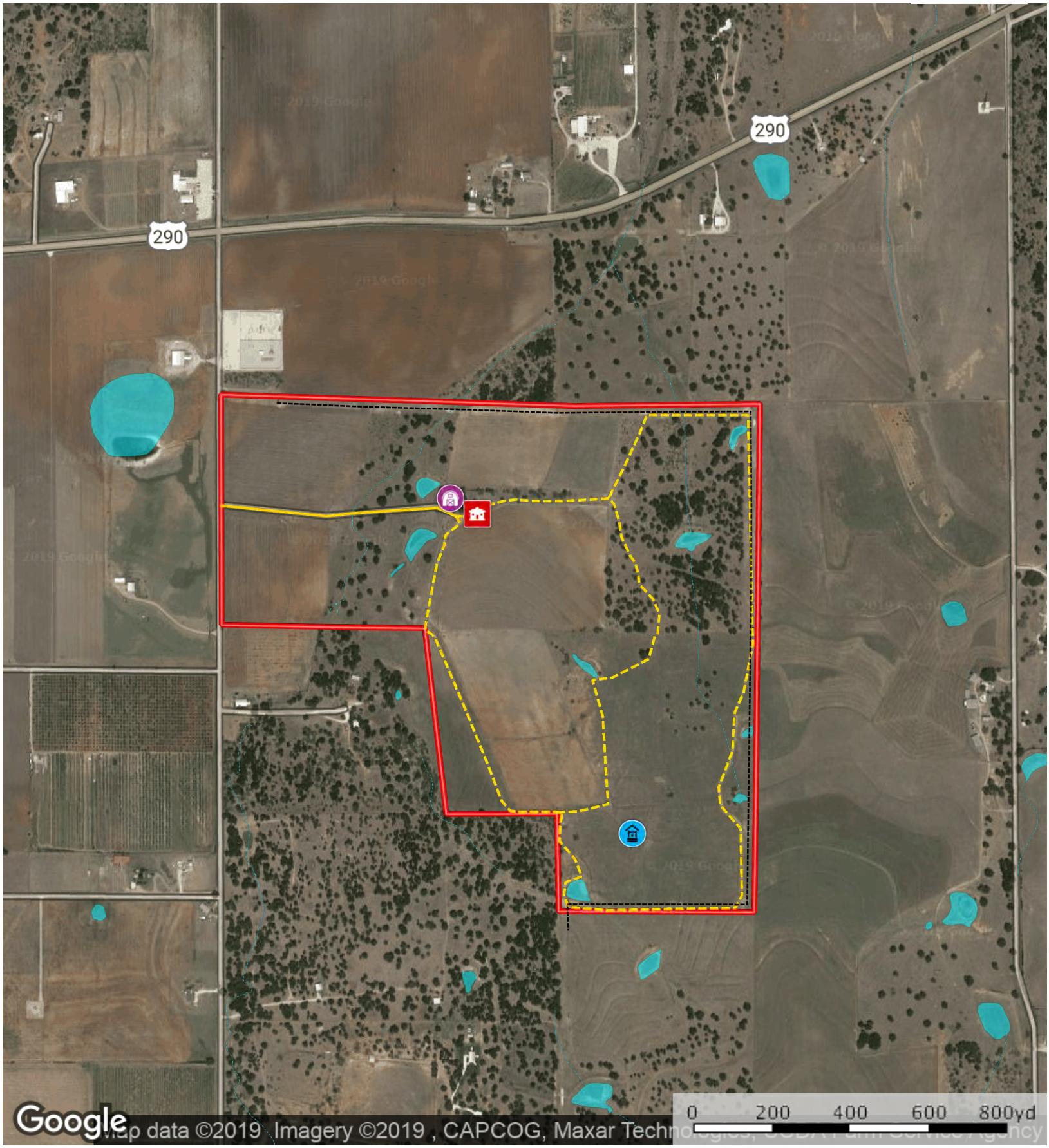

Barn | Well | Main House | Transmission Line | Road / Trail | Primary Road | Boundary | Stream, Intermittent | River/Creek | Water Body

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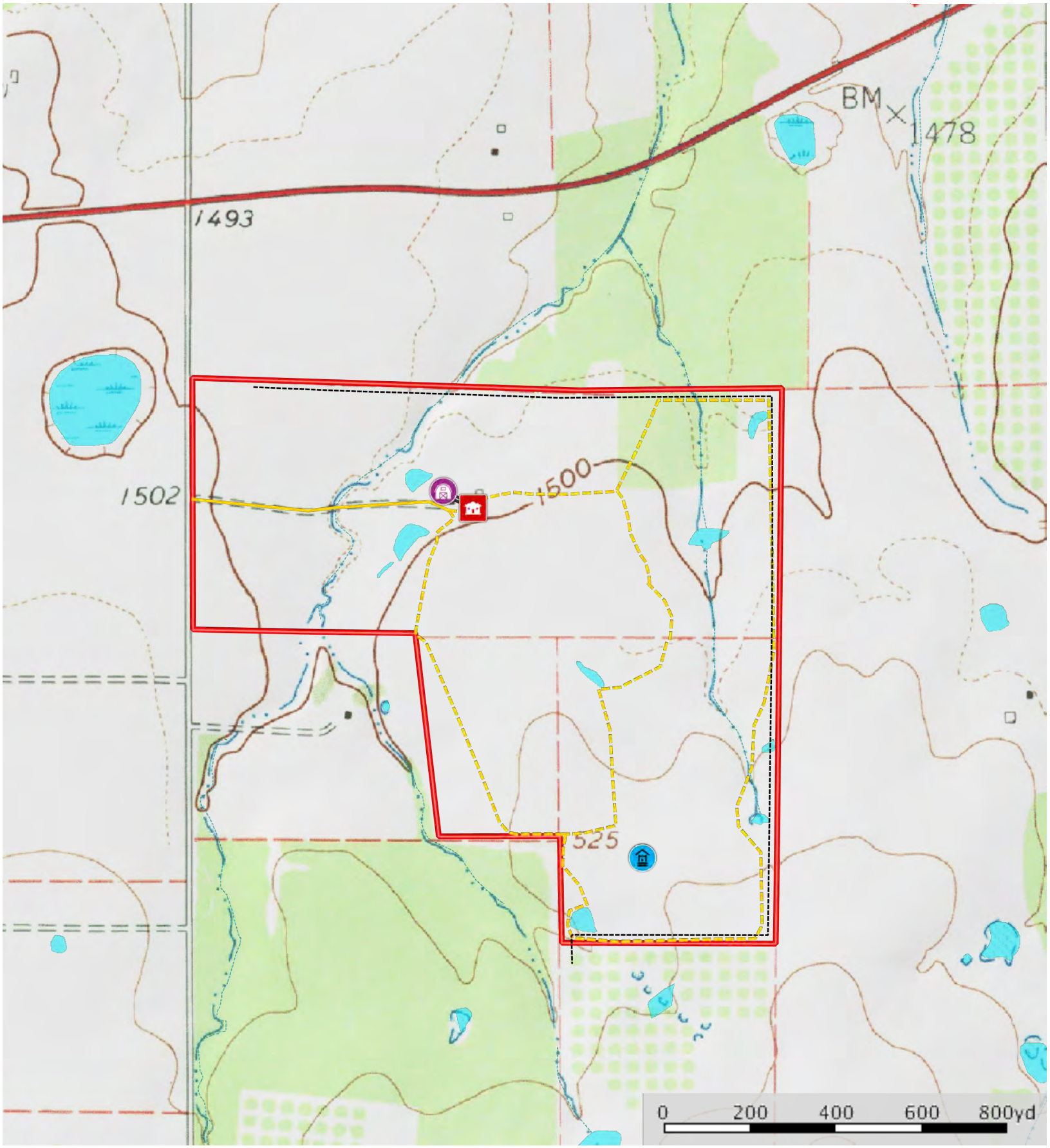

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

King Land & Water LLC	**576133**	**office@kinglandwater.com**	**(432)426-2024**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tammy King	**531506**	**Tammy@kinglandwater.com**	**(432)426-2024**
Designated Broker of Firm	License No.	Email	Phone
Tammy King	**531506**	**tammy@kinglandwater.com**	**(432)386-3622**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	**333585**	**James@KingLandWater.com**	**(432)386-2821**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**