

SKYCREST

Meadow

67.00± Acres | Kimble County

Harper, Texas



Anders  *Realty*
PURVEYORS OF FINE TEXAS RANCHES

SKYCREST MEADOW

67.00± AC · HARPER, TEXAS

*ROLLING SAVANNAH | TERRACED FIELD
IN THE HEART OF THE TEXAS HILL COUNTRY*



LOCATION & ACCESS

67-acres nestled in the heart of the Texas Hill Country. Located 40 minutes from historic Fredericksburg, 35 minutes from Kerrville, and 1.5 hours from San Antonio. The property sits just north of US-290 along the north line of Laird Rd with 1,760 feet of paved private road frontage and 1,435 feet of KC 443 frontage. Laird Rd. is a chip sealed private road off of KC 443. There are no structures or vertical improvements on the property. This is a blank canvas tract with many potential building sites.

Property Address: — S. Laird Rd., Harper, TX 78631 (*address not yet assigned*).







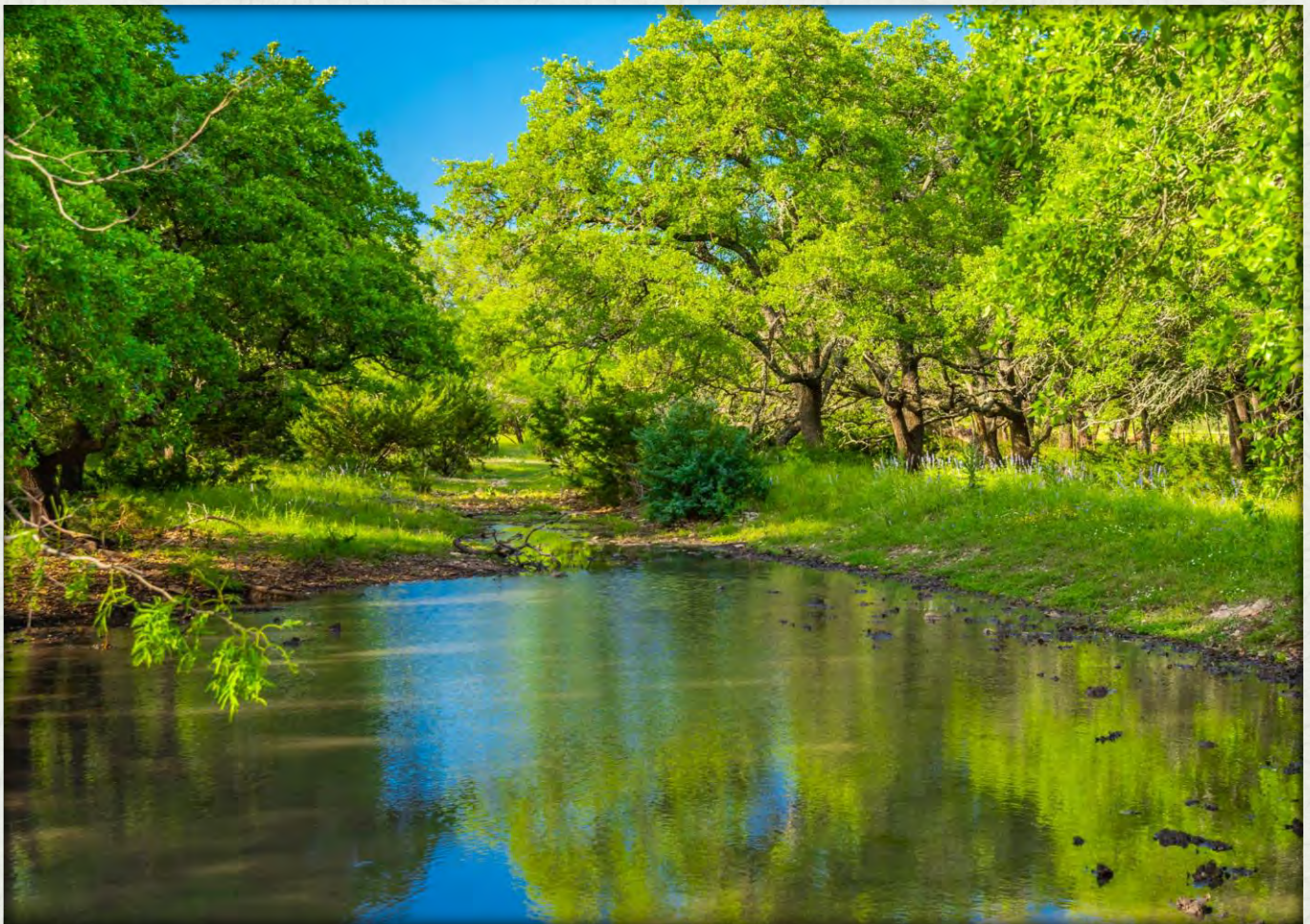


LAND, WILDLIFE & WATER



The habitat throughout the property consists of a rolling, oak dominated savannah, interspersed with other native tree, brush, and grass species such as Texas persimmon, Mesquite, Cedar elm, Black hickory, and Little bluestem. Live oak is the primary and most visible oak species, with scattered Spanish oak, Post oak, Blackjack oak,

and Shinnery oak. There is a 32-ac terraced open field on the east end of the property, with a seasonal drainage that runs from the north fence line to the south fence line through the field.



White-tailed deer, Axis deer, Rio Grande turkey, mourning & white-wing dove, and other indigenous wildlife species such as raptors, songbirds, various small mammals, and reptiles are also abundant and are commonly seen. The property is only lightly grazed by livestock and has an active Ag Exemption in place.

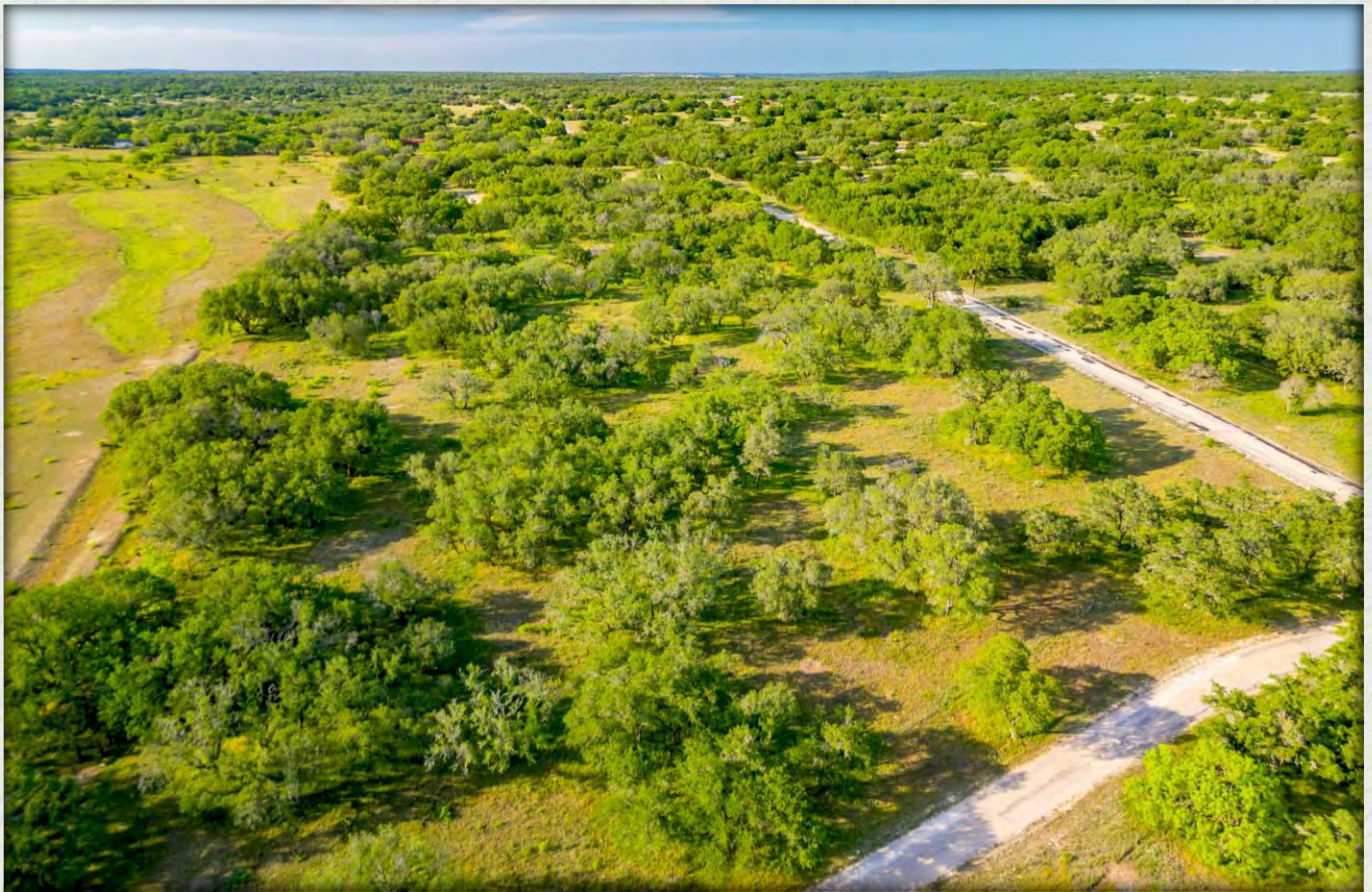


Fencing & Water

The property has perimeter fencing on the north, south, and east boundaries. The 32-ac field is separately perimeter fenced. There is one water well serviced by a windmill, storage tank, and water trough. Ground water is good in the area and additional wells could be drilled.







Nearby Fredericksburg

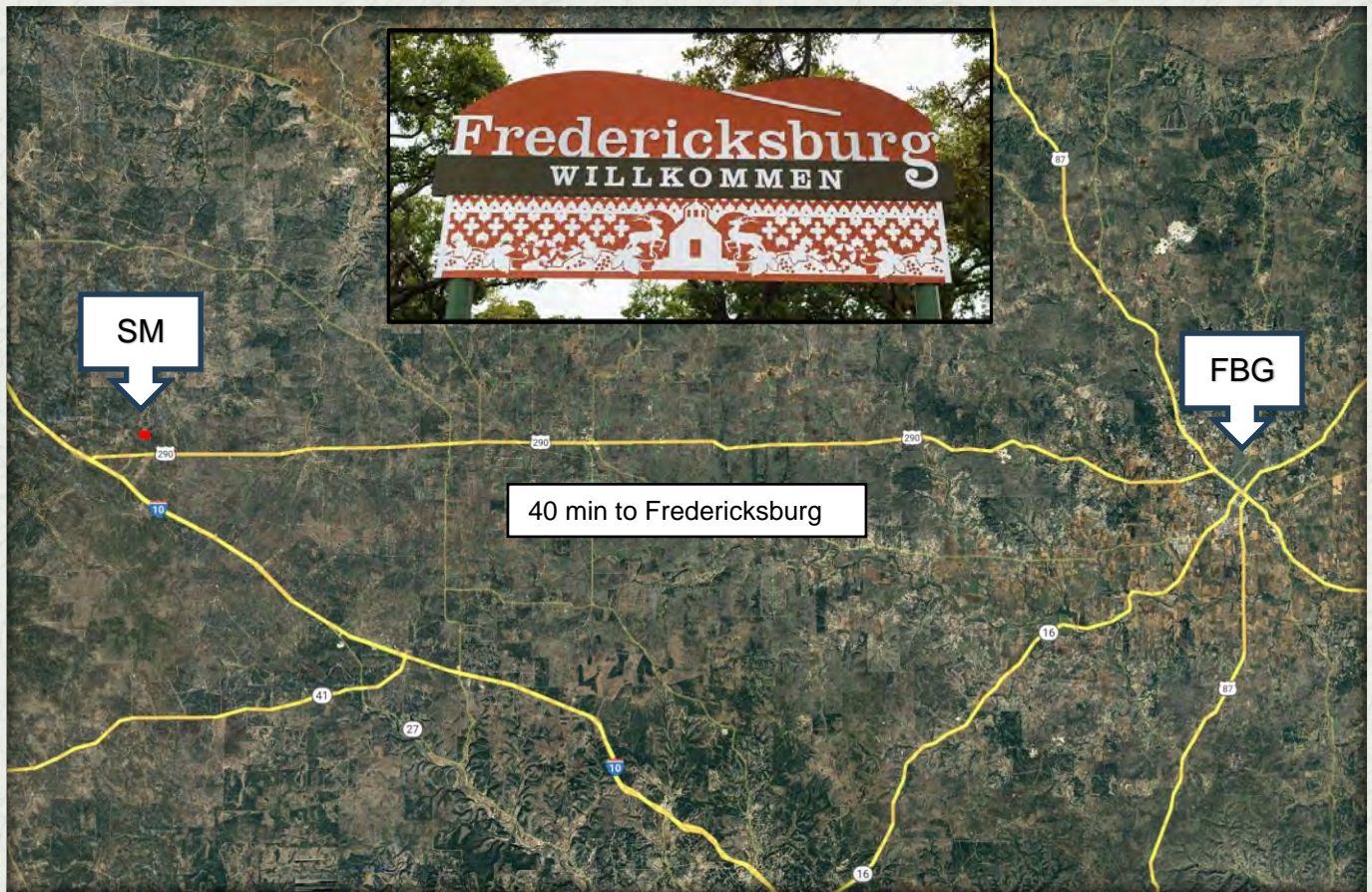
Fredericksburg is the epicenter and premier destination of the Texas Hill Country and boasts a small-town feel with the restaurants, accommodations, shops and attractions usually reserved for a much larger destination. The town's German roots are evident today in its charming historic Main Street, which offers some 150 shops, art galleries, museums, bakeries and restaurants in a walkable setting. Fredericksburg, known for decades as a premier shopping destination, offers the best of home decor, western wear, fine art, jewelry, kitchen wares, linens, antiques and more.



Fredericksburg is also Texas Wine Country. With over 50 wineries in the area, visitors can sample a diverse range of varietals in picturesque vineyards or boutique tasting rooms. The selection of lodging options in Fredericksburg includes 23 hotel/motels with over 1,100 rooms as well as nearly 1,500 vacation rentals, bed & breakfasts, and guesthouses in the area.

Great food and fantastic dining are a fixture in Fredericksburg with more than 100 restaurants that feature everything from fine dining to regional Texas Hill Country cuisine, to authentic German, Tex-Mex and BBQ.





Wineries

The Texas Hill Country is home to over 100 wineries and vineyards and Fredericksburg is the beating heart of Texas Wine Country. There are more than 60 wineries, vineyards, and wine tasting rooms located in Fredericksburg's Gillespie County, in addition to dozens more wineries located within an hour or two drive.

Fredericksburg's Urban Wine Trail, which includes more than 10 downtown wineries and wine tasting rooms owned by Fredericksburg wineries, are all within walking distance to historic hotspots, shops and boutiques, and the town's B&Bs and hotels.



Main Street & Shopping

Main Street is the center of the action, where you can find more than 150 shops, boutiques and art galleries as well as dozens of restaurants, wine tasting rooms, a brewpubs & distilleries, two museums, and more.

Shopping has been a massive draw for tourists that visit Fredericksburg for years, as shops on Main Street are all



locally owned and operated by people that call Fredericksburg home. Franchises and chain stores are not allowed in the National Historic District (which runs along Main Street), providing a unique small-town shopping experience. Main Street is also home to two notable museums - the National Museum of the Pacific War at the East End and the Pioneer Museum at the West End.



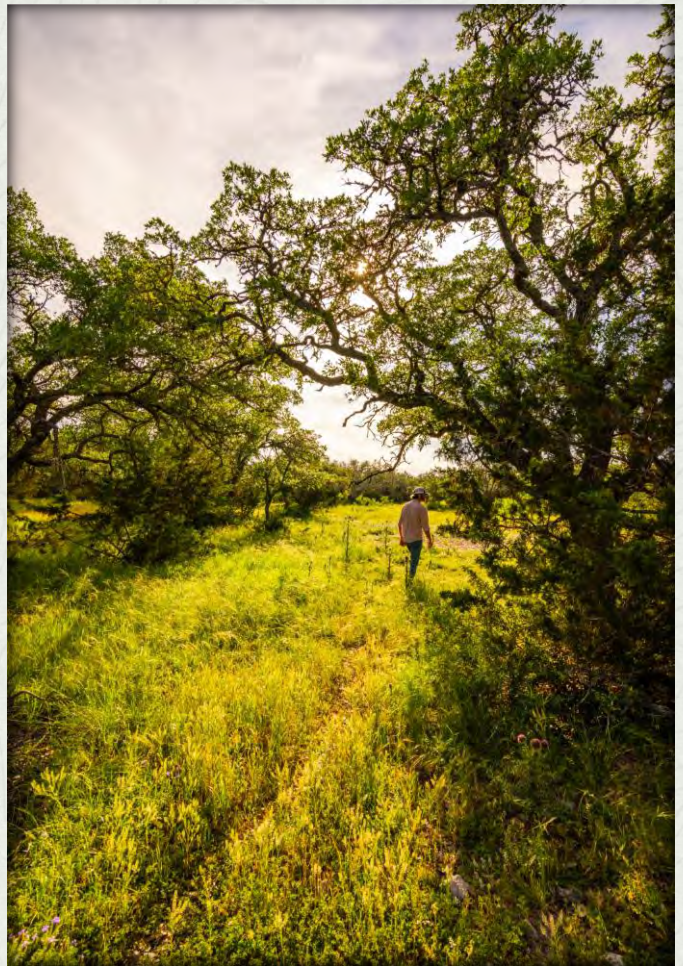
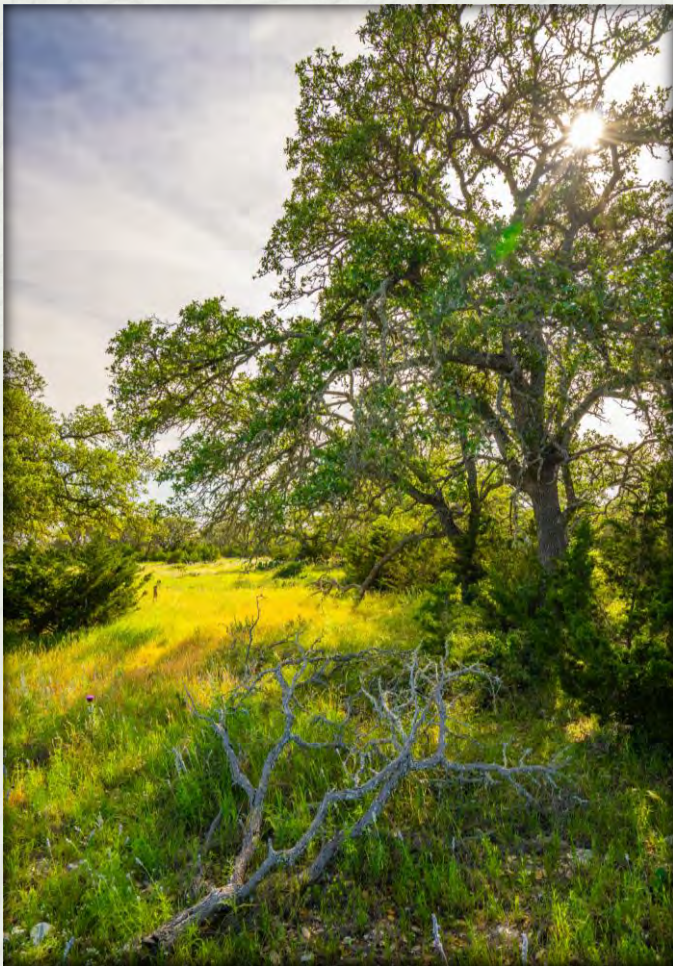
Events

Fredericksburg is home to more than 400 festivals and special events each year, in addition to dozens of live music performances each week. From wine events to historical reenactments, the Texas Hill Country is filled with something to entertain just about everyone from the young to the young at heart.



Fredericksburg's signature culinary event, the Fredericksburg Food & Wine Fest, takes place at the end of each October and transforms Marktplatz into a foodie paradise with a celebration of all things Texas food and wine. Live music, cooking demonstrations and specialty booths make this a must-do for Fredericksburg visitors and Hill Country residents.





FINANCIAL / TITLE

SKYCREST MEADOW consisting of 67.00± ac, is offered at \$725,000 (or \$10,821/ac) in Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

- ❖ Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.
- ❖ The Sellers will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a general or special warranty deed.
- ❖ The Seller will provide a new survey.
- ❖ The Seller owns 100% of the Mineral rights which will be conveyed to the Buyer at Closing.
- ❖ All water right claims controlled by the Sellers will be transferred to the Buyer at Closing.
- ❖ The property lies in the Junction ISD.
- ❖ Light, sensible deed restrictions will be applied at closing (*attached at end of document*).
- ❖ The 2024 ag-exempt property taxes were \$51.30.



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. ***SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.***

Buyer's brokers/agents must be identified on first contact and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

SKYCREST MEADOW | 67.00 ± AC | KIMBLE



1 inch = 2,500 feet

0 0.3 0.6 0.9 Miles

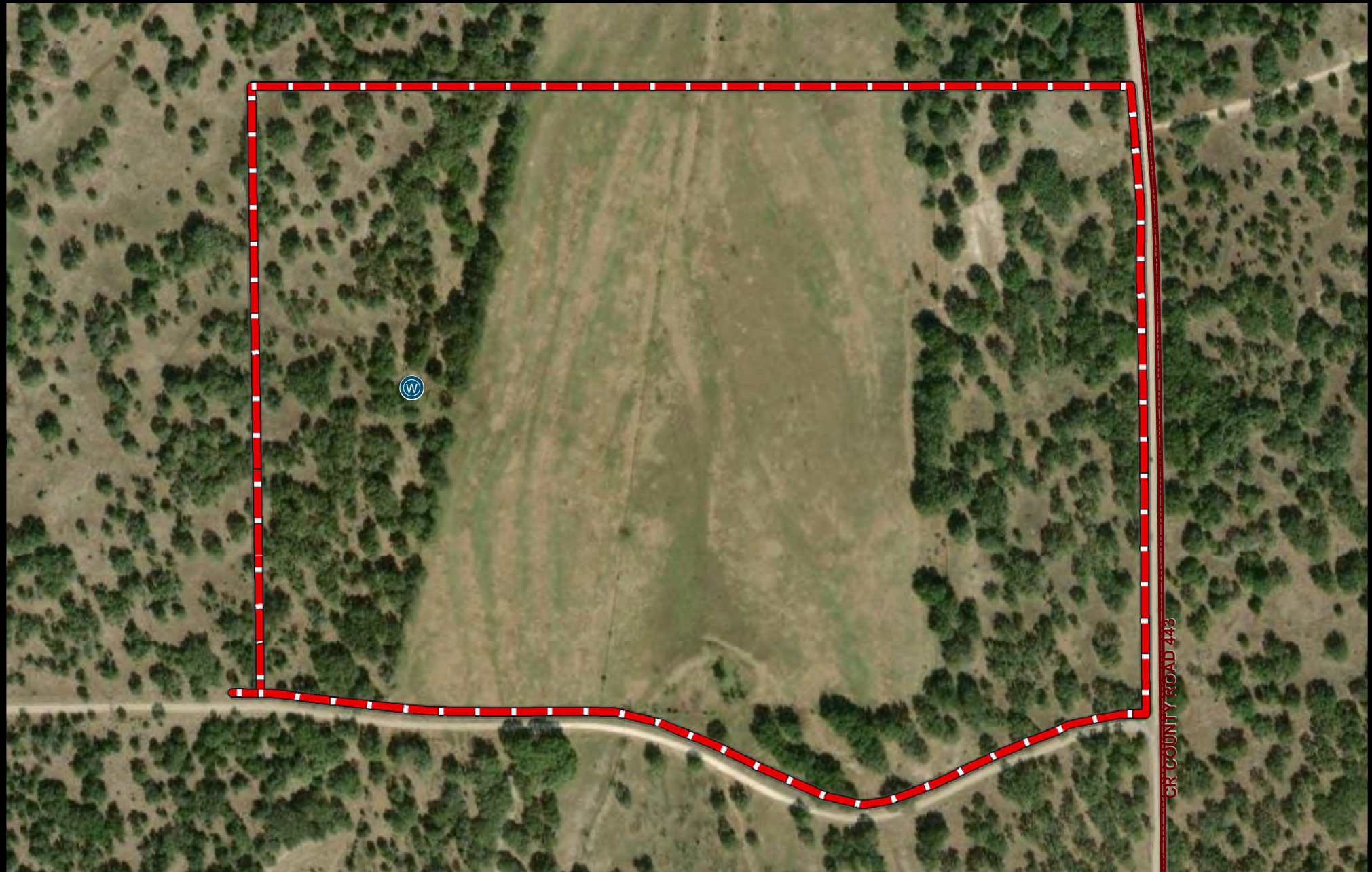


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Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com



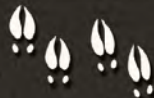
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1 inch = 291.67 feet

0 0.03 0.06 0.09 Miles

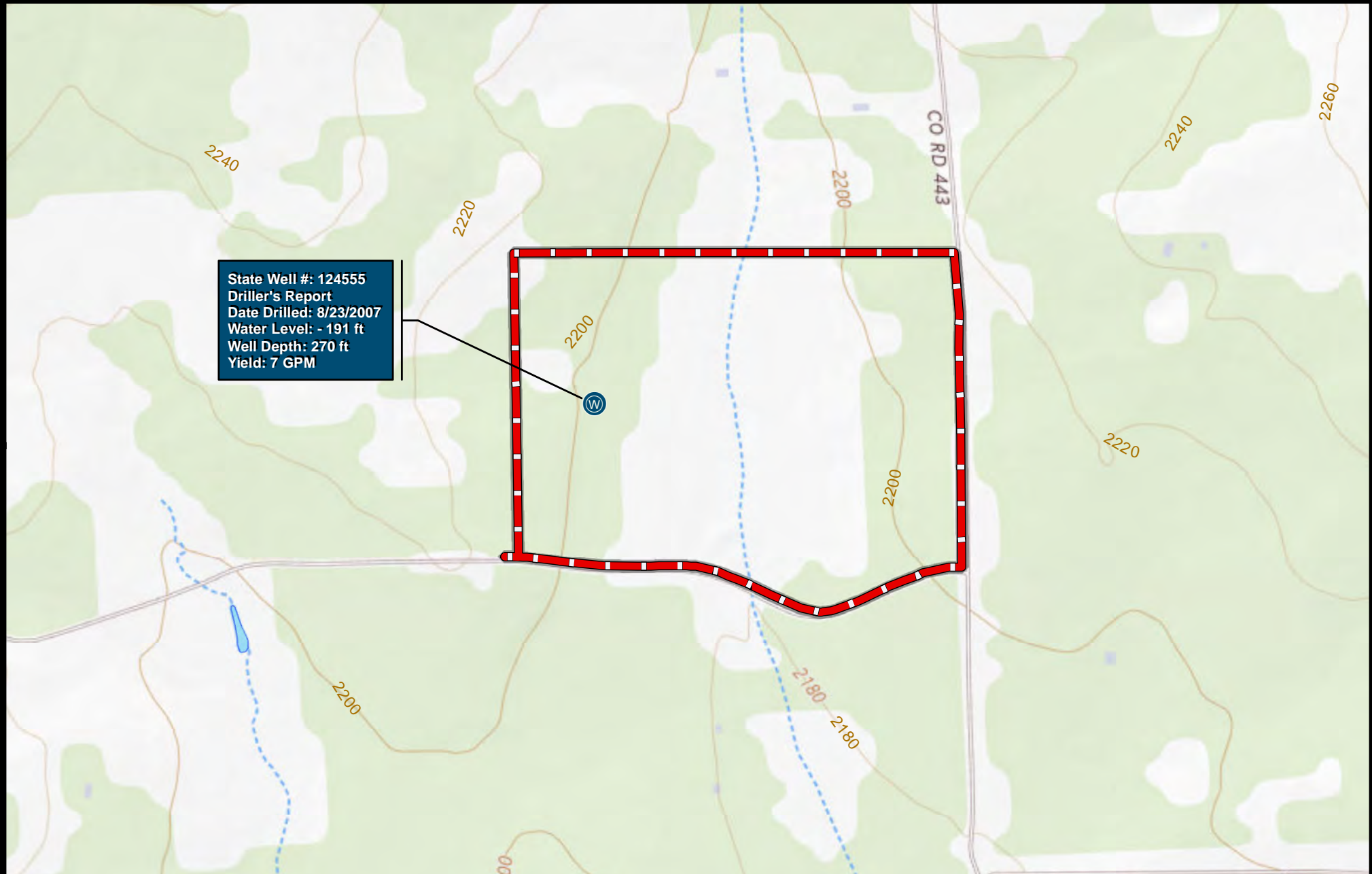


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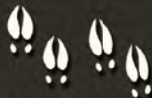
SKYCREST MEADOW | 67.00 ± AC | KIMBLE



State Well #: 124555
Driller's Report
Date Drilled: 8/23/2007
Water Level: -191 ft
Well Depth: 270 ft
Yield: 7 GPM

1 inch = 583.33 feet

0 0.065 0.13 0.195 Miles

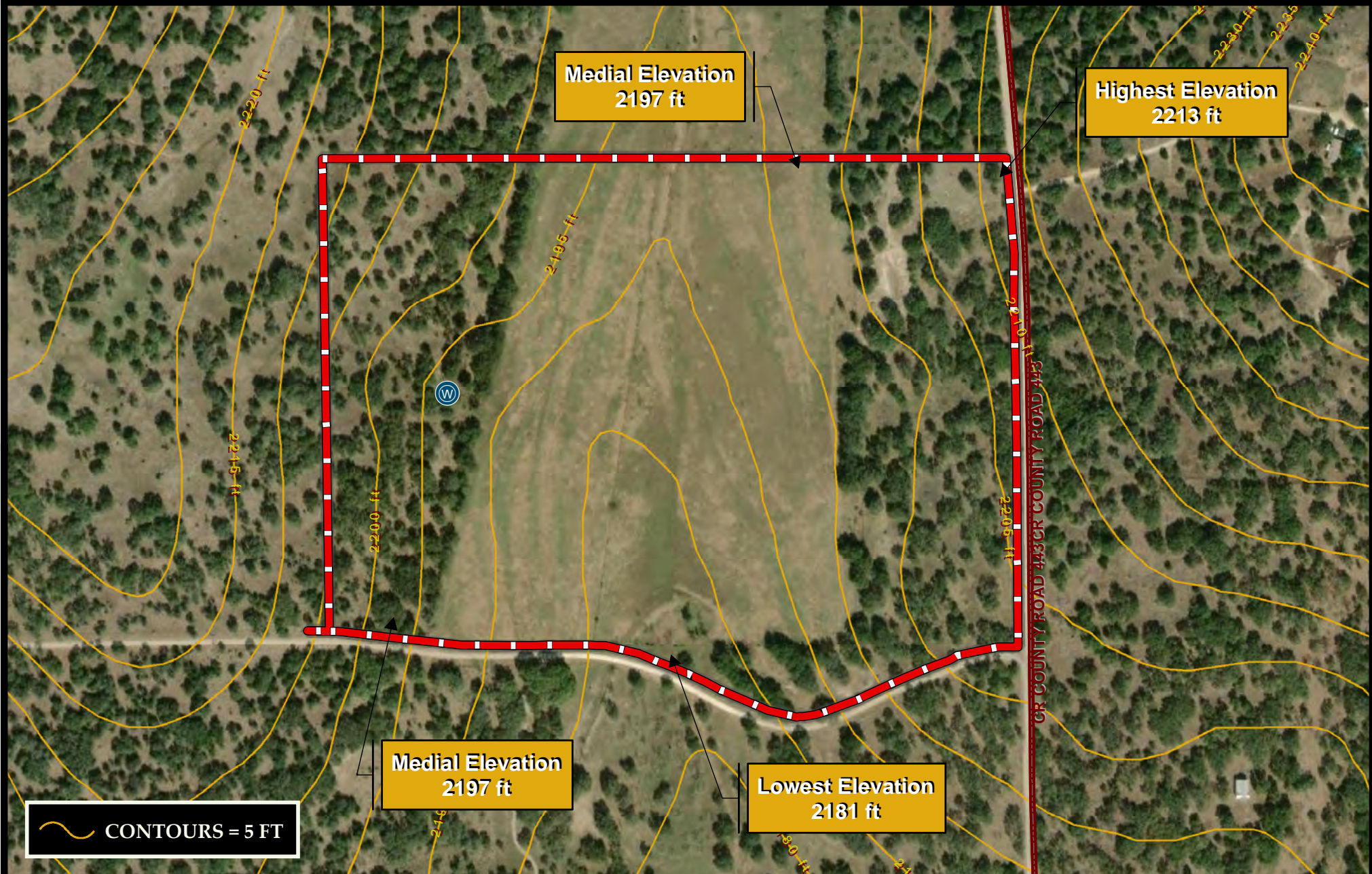


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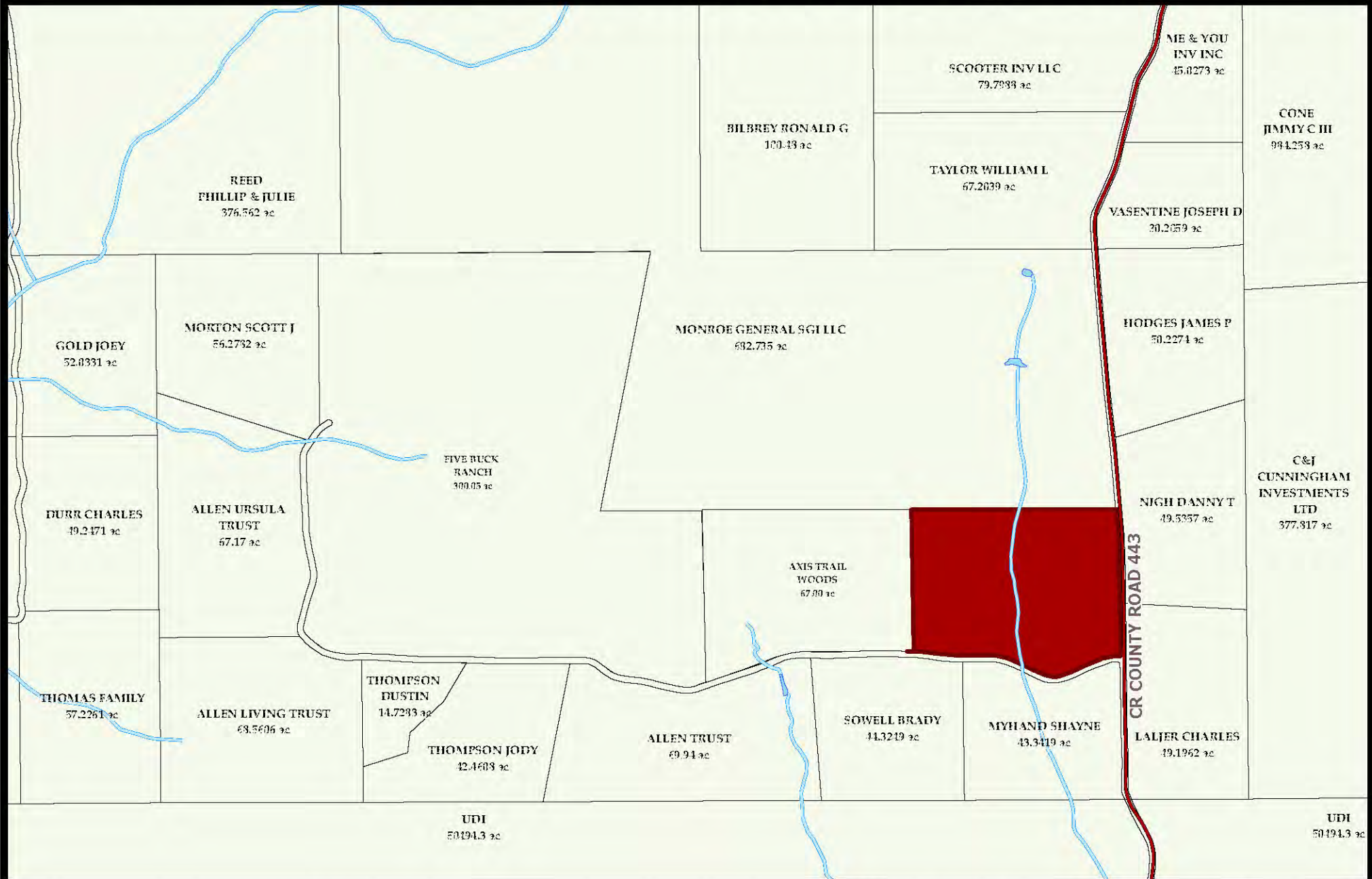


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1 inch = 1,250 feet

0 0.15 0.3 0.45 Miles

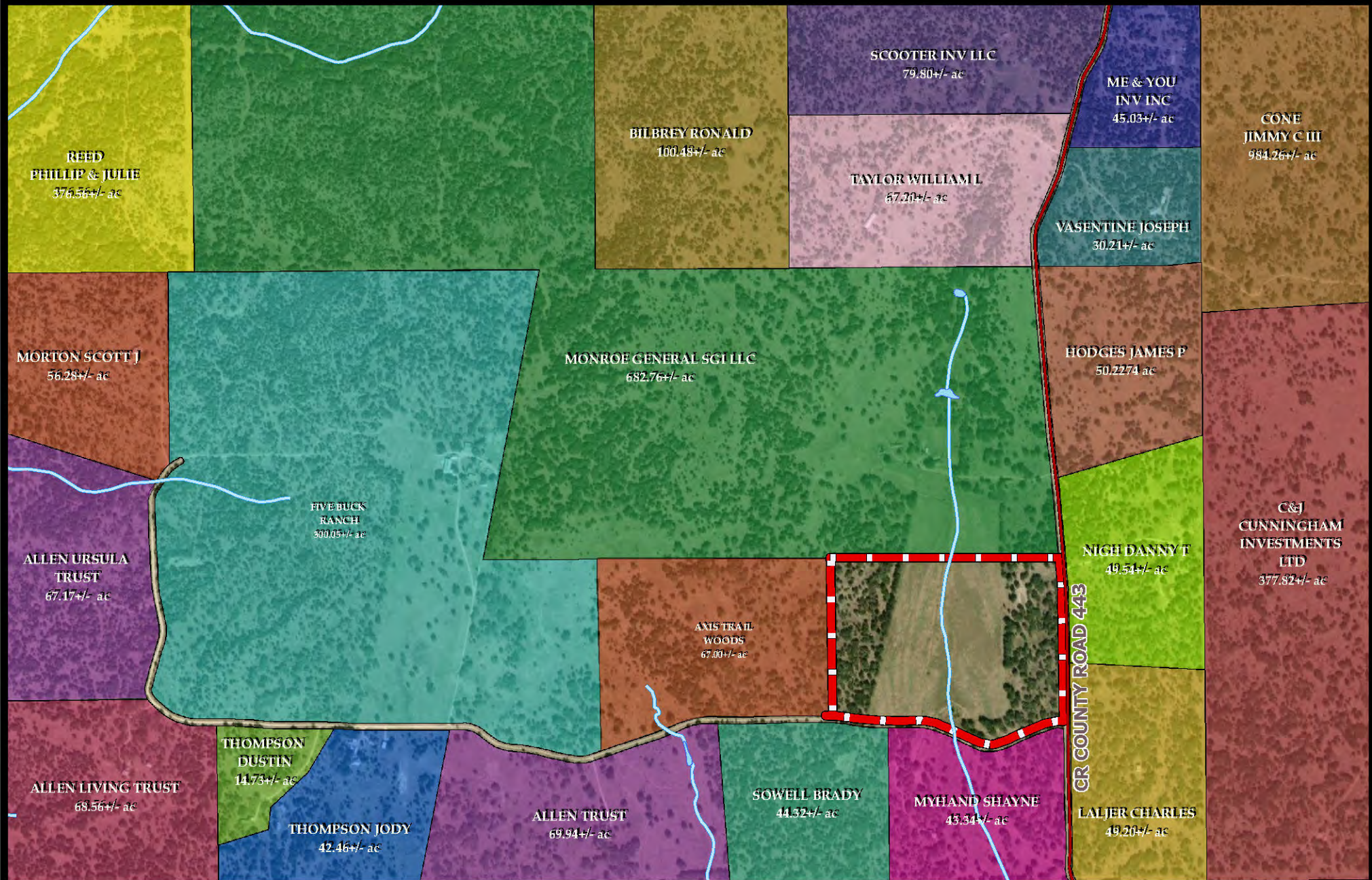


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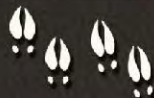
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1 inch = 1,120.55 feet

0 0.1 0.2 0.3 Miles

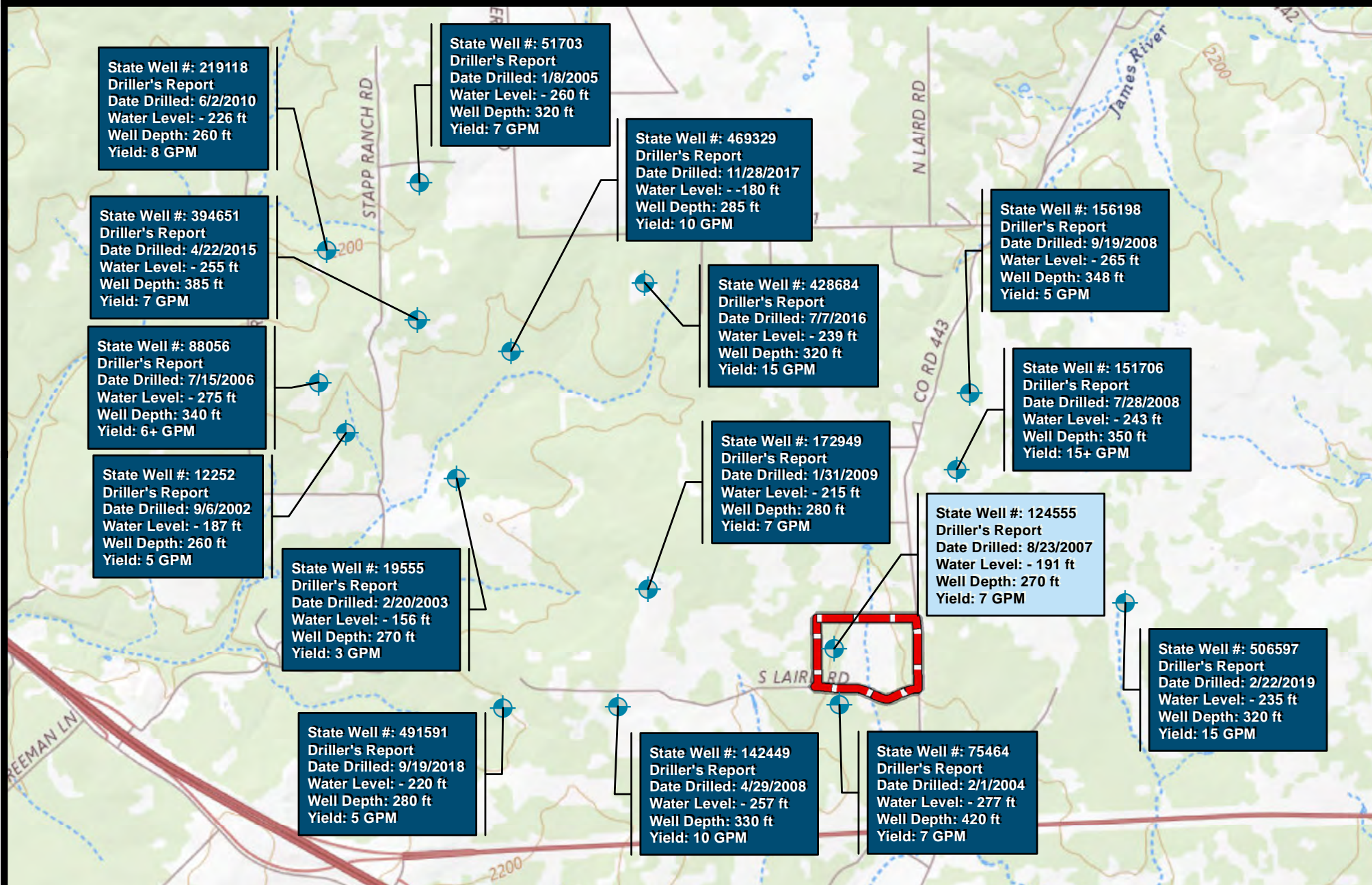


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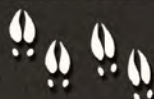
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1 inch = 2,598.24 feet

0 0.3 0.6 0.9 Miles






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SOIL DESCRIPTION

-  PTB - Purves-Tarrant association, gently undulating (21.68± ac)
-  TaC - Tarrant soils, undulating (1.26± ac)
-  VaB - Valera clay, 1-3% slopes (42.97± ac)



1 inch = 354.17 feet

0 0.04 0.08 0.12 Miles



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I. DEFINITIONS

1.01. "Owner" shall refer to the record owner, whether one or more persons or entities, of the fee simple title to any portion of the above-described Property, excluding however, those having any interest therein merely as security for the performance of an obligation.

1.02. "Tract" shall refer to any portion of the Property, as owned by any Owner.

II. RESTRICTIONS

2.01 All Tracts shall be used solely for residential and agricultural purposes as hereinafter set out. A residential structure may be interpreted to be a permanent residential dwelling, a short-term rental (such as a guesthouse or bed and breakfast,) or a long-term rental dwelling.

2.02 Not more than two (2) single-family dwellings may be erected on any Tract. Two (2) guest houses and other related outbuildings such as barns, animal shelters, etc., may be constructed on the Property.

2.03 Single-family dwellings shall contain a minimum of 1,400 square feet of living area. For purposes of this restriction the term "living area" shall mean that area of a dwelling which is heated and cooled, exclusive of porches, breezeways, carports, garages or basements. A barndominium shall be permitted, but the living space must comply with the minimum living area as set forth in this Paragraph 2.03, and the exterior of the living space of any barndominium must comply with all other requirements set forth herein.

2.04 The exterior of any building shall be completed not later than eighteen (18) months after the commencement of construction.

2.05 All dwellings shall be newly constructed and erected on site. No dwelling shall be moved on to a Tract. Mobile, modular, pre-manufactured and/or industrial built homes shall not be used as a dwelling, nor stored on any Tract. The term dwelling house (for purposes set out in this paragraph) shall include guest houses. An Owner shall be entitled, however, to incorporate historical and other previously used building materials and fixtures into a newly constructed dwelling.

2.06 A residence or dwelling shall not be occupied until the exterior thereof shall be completely finished and plumbing is connected to a septic system or other water disposal system which has been approved by Kimble County and/or State of Texas Health Department and/or other governing body regulating wells and septic systems.

2.07 Farm and ranch equipment, trailers, recreational vehicles, boats and UTV/ATV equipment must be stored at least 100 feet from any right-of-way or Tract boundary line.

2.08 The Property shall not be further divided or re-subdivided into more than two tracts, no less than 25.00 acres each.

2.09 No structure shall be erected on any Tract nearer than twenty-five feet (25') from any property boundary.

2.10 Tracts shall not be used for any commercial purposes, except permanent agricultural crops including vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures) and livestock production. No industrial pursuit or enterprise shall be permitted to be conducted on any Tract. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties (other than a cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator) and shall be inclusive of, but not exclusive of: Auto painting and repair; heavy machinery operation or storage; welding or machine shop or machining business; concrete products manufacture. Additionally, there shall be no commercial dog kennels or dog boarding on any Tract.

2.11 Abandoned or inoperative equipment, vehicles or junk shall not be permitted, placed or stored on any Tract.

2.12 Swine shall not be kept on the Property or any resulting Tract, SAVE AND EXCEPT swine may be housed on the Property as 4-H and/or FFA projects. Other livestock, pets and poultry shall be permitted provided said livestock is kept within the boundaries of said Tract at all times, and provided they are not offensive to adjacent landowners by smell, sight, sound or otherwise as commensurate with generally accepted practices. There shall not be any commercial feeding operations or commercial breeding of animals conducted on a Tract. Agricultural animals used for grazing said property while simultaneously raising young (i.e. cow/calf operation) shall not be considered commercial breeding of animals.

2.13 No toxic waste dumping or burying or disposal of any kind shall be allowed that would pollute any stream or body of water, or adversely affect the natural beauty and value of the Property. Garbage or refuse shall not be disposed of or buried on any Tract.

2.14 All perimeter fences or interior fences erected on any Tract shall be of new material and professional in appearance, and completed in a good and workmanlike manner regarding quality and appearance.

2.15 All hunting must be done in compliance with the rules and regulations of Texas Parks and Wildlife Department. Prolonged or consistent discharge of firearms shall not be allowed on any Tract.

2.16 Mineral exploration of any type which will damage the surface shall not be permitted on any Tract.

2.17 The undersigned reserves unto itself and/or its assigns, an easement for utility purposes, ten (10) feet wide on each side of all Tract lines and twenty (20) feet along the entire boundary

line that is adjacent to the easement right-of-way (front) and rear of all Tract lines for the installation and maintenance of electric, telephone and other utility lines and easements for anchor guy combinations wherever necessary, and reserves the right to trim trees which at any time interfere or threaten to interfere with the maintenance of such lines, with the right of ingress to and egress from and across said premises for employees of utility companies owning said lines.

2.18 No wind turbine or other type of commercial tower or antennae shall be erected or placed upon the Property. Residential towers to provide internet and phone service shall be permitted on Tracts, but in no event shall a tower be greater than twenty-five feet (25') in height. Any solar panels located on a Tract must be installed on the roof of any improvements, and panels must maintain the pitch of the existing roof.

2.19 Declarant (and/or their tenants or assignees) shall have the right to graze cattle or livestock on an Owner's Tract until such time as Owner has enclosed the Owner's Tract by a livestock restraining fence and upon completion of the livestock restraining fence, the right to graze cattle or livestock shall be permanently extinguished. Each owner, and their respective heirs, successors and assigns, by acceptance of title to an interest in a Tract, hereby agrees to indemnify and hold harmless Declarant (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such Owner may have with respect to, any injuries to any person or any damages to any properties that may be caused by livestock on an Owner's Tract, or that may otherwise arise out of, or be suffered or incurred in connection with, the exercise by Declarant (or their tenants or assignees) of the right to graze livestock on an Owner's Tract, and/or the presence of livestock on an Owner's Tract.

III. GENERAL PROVISIONS

3.01 ENFORCEMENT. Declarant, its successors or assigns, or any Owner, shall have the right to enforce, by proceedings at law or in equity, the terms, provisions, covenants, conditions, and restrictions of this Declaration. Failure of Declarant or any Owner to take any action upon any breach or default shall not be deemed a waiver of their right to take action upon any subsequent breach or default. Declarant, for itself, its successors or assigns, reserve the right to enforce this Declaration, though it may have previously sold and conveyed all Tracts controlled hereby. The reservation by Declarant of this right of enforcement shall not create a duty or obligation of any kind to enforce same, and Declarant shall not be subjected to any claim, demand, or cause of action from any Owner by virtue of not enforcing any term, provision, covenant, conditions or restrictions herein contained.

3.02. PARTIAL INVALIDITY. Invalidation of any one of the covenants or restrictions, contained herein, by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

3.03. TERM. The covenants, conditions and restrictions of this instrument shall run with and bind the land and shall inure to the benefit of, and be enforceable by or the Owner of any Tract subject to this instrument, and their respective legal representatives, heirs, successors and assigns, and shall be effective until December 31, 2055, after which time said covenants, conditions and

restrictions shall be automatically extended for successive periods of ten (10) years, unless amended as provided herein. The covenants, conditions and restrictions contained in this instrument may be amended at any time after December 31, 2035, by an instrument signed by not less than the Owners of seventy-five percent (75%) of the acreage contained with the above-described Property. No amendment shall be effective until duly recorded in the Official Public Records of Kimble County, Texas, nor until the approval of any governmental regulatory body, which may be then required, shall have been obtained. The covenants, conditions and restrictions may be amended any time by an instrument signed by the owners of not less than one hundred percent (100%) of the above-described Property.

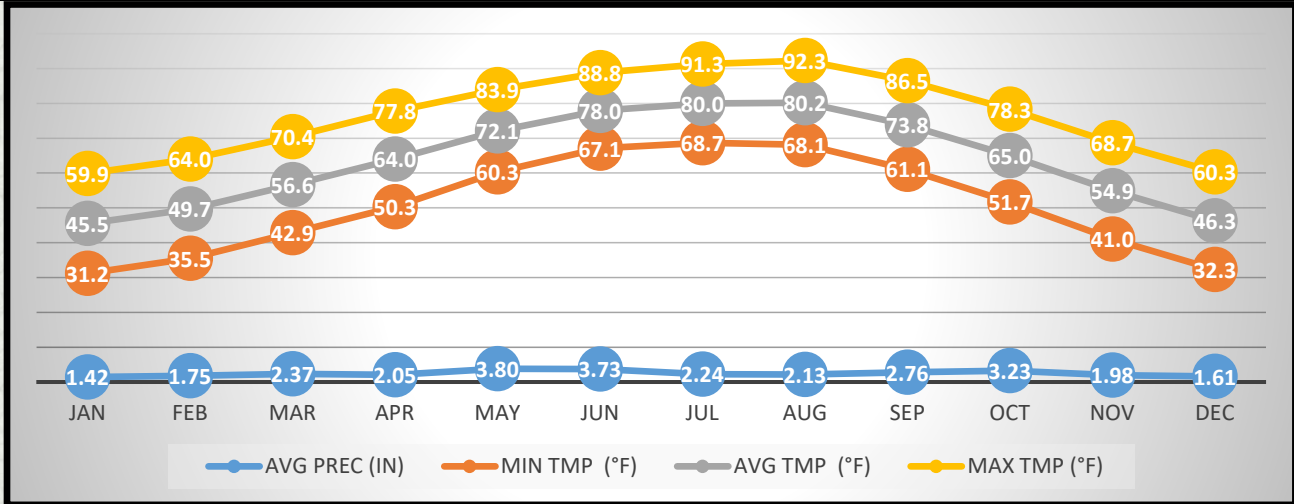
3.04 AMENDMENT. Notwithstanding anything to the contrary, Declarant shall have the right at any time, at its sole discretion and without any joinder or consent of any other party to amend this Declaration for the purposes of correcting any error, ambiguity or inconsistency appearing herein or for any reason whatsoever deemed necessary for the benefit of the overall development as determined by Declarant in its sole judgement. Said amendment shall be effective upon filing of the instrument containing such amendment in the office of the County Clerk of Kimble County, Texas.

3.05 WAIVER AND LACHES. The obligation to abide by the provisions contained in this Declaration shall be deemed to be of a continuing and continual basis. Each and every day an Owner allows a condition to exist on such Owner's Tract which is not in compliance with the requirements contained herein shall constitute a separate and individual violation hereof, and shall give rise to a new cause of action for such breach. The intended effect and express purpose of this provision shall be that every Owner, by accepting title to a Tract, hereby waives the affirmative defenses of the statute of limitations, waiver and laches with respect to covenant violations. Failure of Declarant, or of any Owner to enforce the terms of this Declaration shall in no event be deemed a waiver of the right to do so thereafter.

CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Harper, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.42	31.2	45.5	59.9
Feb	1.75	35.5	49.7	64.0
Mar	2.37	42.9	56.6	70.4
Apr	2.05	50.3	64.0	77.8
May	3.80	60.3	72.1	83.9
Jun	3.73	67.1	78.0	88.8
Jul	2.24	68.7	80.0	91.3
Aug	2.13	68.1	80.2	92.3
Sep	2.76	61.1	73.8	86.5
Oct	3.23	51.7	65.0	78.3
Nov	1.98	41.0	54.9	68.7
Dec	1.61	32.3	46.3	60.3
Ann	31.53	52.6	65.0	77.4



Zip: 78631	Days Where Temp Exceeds 86°F:	91 - 120 Days
	Freeze Date (Avg First Frost):	Nov 01st - 10th
	Freeze Date (Avg Last Frost):	Mar 21st - 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecoregion:	30a – Edwards Plateau Woodland
	Palmer Drought Index:	Moderately Moist

BROKERAGE INFORMATION



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential 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.

Anders Ranch Realty	514096	Brady@AndersRanchRealty.com	512-791-9961
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brady P. Anders	514096	Brady@AndersRanchRealty.com	512-791-9961
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeremy N. Lacy	603524	Jeremy@AndersRanchRealty.com	830-225-0595
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Anders Realty

PURVEYORS OF FINE TEXAS RANCHES

112 N. Edison Street | Fredericksburg, TX 78624

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