



20 Ac. Wild Turkey Ranch Gillespie County

This picturesque Hill Country retreat is nestled in the quite gated ranch community of Scenic Oaks. Scenic Oaks is ideally situated roughly 10 miles from Kerrville and 20 miles from Fredericksburg.

Wild Turkey Ranch itself offers a beautiful custom home built in 2022, paved roads, new well and a 30'x40' insulated metal barn. The rolling terrain has wonderful native grasses, and lots of beautiful oaks. It offers tremendous views of the surrounding Hill Country while still being horse and livestock friendly. There is plentiful wildlife for the hunter and wildlife enthusiast. This property's location allows for tons of peace and quiet, along with a lot of privacy, while still being close to the amenities of town. It's a wonderful place to relax and watch the evening stars.

House: 2 Bed 2 Bath 2,343+/- Sq Ft

Living Area

Large open concept living area with 22' ceilings
Many large windows allowing for lots of natural light
Engineered wood floors
Huge rock fireplace with gas starter
Coal Ceiling Fan with Remote Control

Gourmet Kitchen

Kitchenaid brand - Refrigerator, microwave and Dishwasher
Thor commercial gas stove and dual ovens
Remote controlled custom crafted copper vent hood
Huge walk-in pantry
Thor wine dual zone wine chiller
Stainless Steel Gunmetal Black Farmhouse sink with curved apron and garbage disposal.
Quartzite and Marble Custom countertops in Kitchen and Bathrooms
Custom Cabinetry throughout with soft close
Custom lighting throughout including under cabinet lighting in Kitchen

Master Suite

ANZZI Dragons Mandy Circular Stone Vessel sinks in Master-bathroom
Chrome faucets Master Bathroom
Master Bathroom Walk-in All Glass Rain shower with hand system
Soaking tub with jacuzzi jets
Custom San Souice large glass oak tree window
Large walk-in closet

All information is subject to change and not warranted or guaranteed by Reno Realty Group

Indoor Features

Mudroom/Laundry with bench and shelves

Large upstairs office with huge windows

Barn doors in Master Bedroom and Pantry/Mudroom/Laundry

Native Trails Maestro 15-3/4" single basin vessel sink with polished nickel faucet in guest bathroom

WiFi Smart Technology Thermostat

Levolor custom solar shades each bedroom

Storage closet under the stairs

Interior Alder wood doors and trim

Minka fans with remote control - all rooms - 65" Minka Aire Xtreme H20

Outdoor Features

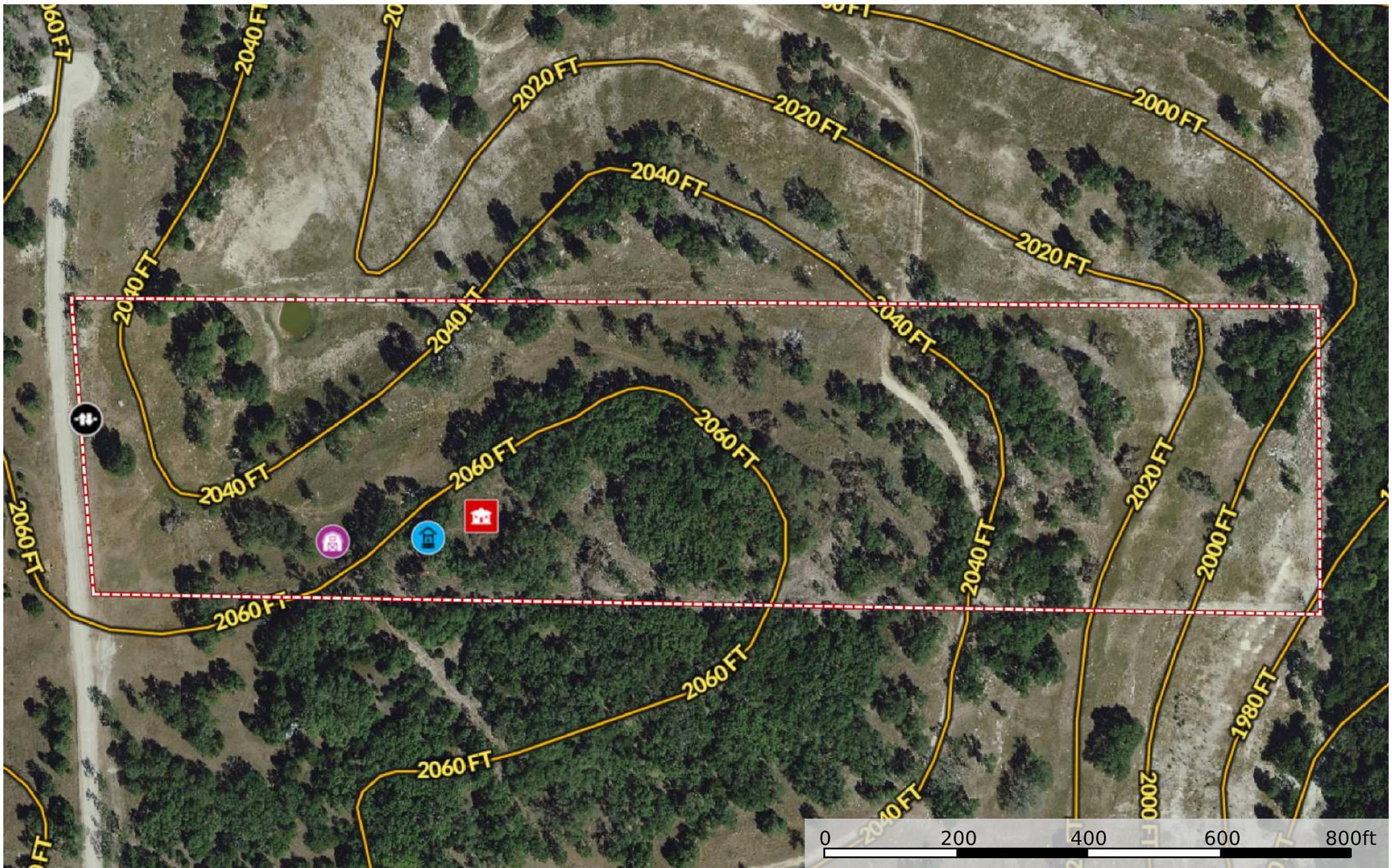
Rock fireplace with gas starter.

Indoor/Outdoor fans

Outside Gas line for BBQ Grill

Large three sided wraparound porch

Beautiful landscaping

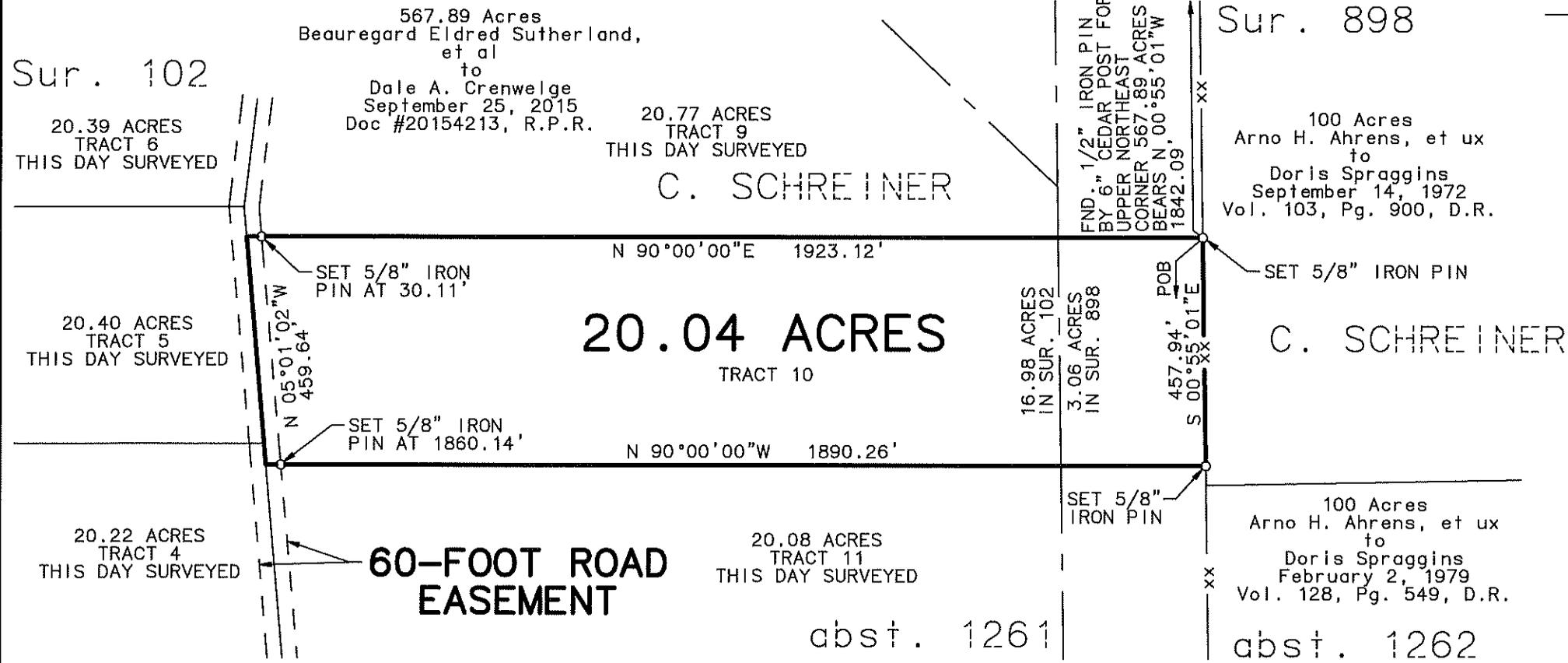


-  Well
-  Barn
-  Main House
-  Gate
-  Boundary

GILLESPIE COUNTY, TEXAS

LEGEND:

- xx — FENCE LINE
- — — ORIGINAL SURVEY LINE
- POB POINT OF BEGINNING
- R.P.R. REAL PROPERTY RECORDS GILLESPIE COUNTY, TEXAS
- D.R. DEED RECORDS GILLESPIE COUNTY, TEXAS



Sur. 898
 100 Acres
 Arno H. Ahrens, et ux
 to
 Doris Spraggins
 September 14, 1972
 Vol. 103, Pg. 900, D.R.

100 Acres
 Arno H. Ahrens, et ux
 to
 Doris Spraggins
 February 2, 1979
 Vol. 128, Pg. 549, D.R.



SCALE 1" = 300'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

PREPARED FOR: DALE CRENWELGE
 SURVEYED ON THE GROUND: JANUARY 7 & 8, 2020

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 5TH DAY OF FEBRUARY 2020.

Keith Howard
 KEITH HOWARD, R.P.L.S. NO. 5949
 HOWARD SURVEYING
 TBPLS FIRM NO. 10125700
 402 STATE HWY 173 SOUTH
 HONDO, TEXAS 78861
 830-426-4776



A Plat of a 20.04 Acre Tract of land (Tract 10) and a 60-foot Road Easement situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas.

STATE OF TEXAS
COUNTY OF GILLESPIE

PREPARED FOR: Dale Crenwelge
20.04 Acres (Tract 10)

FIELD NOTES TO DESCRIBE

A 20.04 Acre Tract of land (Tract 10) being situated about 17.2 miles S 30° W of Fredericksburg in Gillespie County, Texas, being approximately 16.98 Acres out of Survey No. 102, Abstract No. 1261, C. Schreiner, original grantee and approximately 3.06 Acres out of Survey No. 898, Abstract No. 1262, C. Schreiner, original grantee, and being out of a 567.89 Acre Tract conveyed from Beaugerard Eldred Sutherland, et al to Dale A. Crenwelge by deed dated September 25, 2015 and recorded in Document #20154213 of the Real Property Records of Gillespie County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set under fence in the West line of a 100 Acre Tract (Volume 103, Page 900, Deed Records) and the East line of said 567.89 Acre Tract for the Southeast corner of a 20.77 Acre Tract (Tract 9, this day surveyed) and the Northeast corner of this tract from which a 1/2" iron pin found by 6" cedar post found for the upper Northeast corner of said 567.89 Acre Tract bears N 00° 55' 01" W 1842.09 feet;

THENCE: S 00° 55' 01" E 457.94 feet along a fence with the West line of said 100 Acre Tract and the East line of said 567.89 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 20.08 Acre Tract (Tract 11, this day surveyed) and the Southeast corner of this tract;

THENCE: N 90° 00' 00" W 1890.26 feet into said 567.89 Acre Tract, at 1860.14 feet pass a 5/8" iron pin set in the East line of a 60-foot Road Easement (this day surveyed), continuing to the Northwest corner of Tract 11 and the Southwest corner of this tract;

THENCE: N 05° 01' 02" W 459.64 feet along the centerline of said road easement with the East line of a 20.22 Acre Tract (Tract 4, this day surveyed) and a 20.40 Acre Tract (Tract 5, this day surveyed) to the Northwest corner of this tract;

THENCE: N 90° 00' 00" E 1923.12 feet, at 30.11 feet pass a 5/8" iron pin set in the East line of said road easement, continuing to the POINT OF BEGINNING.

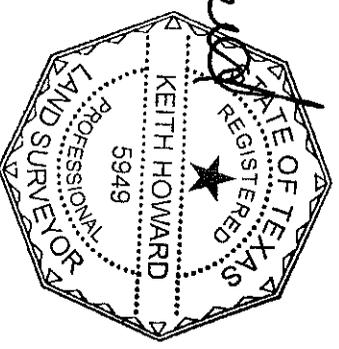
Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 5th day of February 2020.


Keith Howard, R.P.L.S. No. 5949

Howard Surveying
TBPLS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776



STATE OF TEXAS WELL REPORT for Tracking #603778

Owner: GURULE, DORIS	Owner Well #: R-05904
Address: 554 SPRINGFIELD RD FREDERICKSBURG , TX 78264	Grid #: 56-56-7
Well Location: 554 SPRINGFIELD RD FREDERICKSBURG, TX 78264	Latitude: 30° 09' 35.79" N
Well County: Gillespie	Longitude: 099° 07' 18.9" W
	Elevation: 2064 ft. above sea level
Type of Work: New Well	
Proposed Use: Domestic	

Drilling Start Date: **3/31/2022** Drilling End Date: **3/31/2022**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	12	0	5
	9	5	170

Drilling Method: **Air Rotary**

Borehole Completion: **Straight Wall**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	2	Cement 2 Bags/Sacks
	2	50	Bentonite 5 Bags/Sacks

Seal Method: **Tremie**

Sealed By: **Driller**

Distance to Property Line (ft.): **75**

Distance to Septic Field or other concentrated contamination (ft.): **75**

Distance to Septic Tank (ft.): **75**

Method of Verification: **No Data**

Surface Completion: **Surface Slab Installed**

Surface Completion by Driller

Water Level: **86 ft. below land surface on 2022-04-07** Measurement Method: **Weighted Line**

Packers: **RUBBER 1 @ 70'**
RUBBER 2 @ 50'

Type of Pump: **Submersible** Pump Depth (ft.): **140**

Well Tests: **Estimated** Yield: **5-7 GPM**

Strata Depth (ft.)	Water Type
0 - 165	EDWARDS
165 - 170	BLUE SHALE

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **BUDDY'S SEPTIC & WATER WELL SVC LLC**
PO BOX 2655
BANDERA, TX 78003

Driller Name: **ROGER BYRD** License Number: **60316**

Apprentice Name: **JOHN COLBY POWELL** Apprentice Number: **60102**

Comments: **TDS @ 165' = 237 PPM**
3/4 HP 5 GPM PUMP SET AT 140'

Lithology:
 DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
 BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	165	EDWARDS LIMESTONE
165	170	BLUE SHALE

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5	Blank	New Plastic (PVC)	SDR17	0	140
4.5	Screen	New Plastic (PVC)	SDR17 0.032	140	160
4.5	Blank	New Plastic (PVC)	SDR17	160	170

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540