



## **117 Ac. Barker – Rogers Ranch** **Gillespie County**

This beautifully maintained ranch with end of the road privacy, is located less than 5 minutes from Harper. It is extremely livestock friendly and is ideal for horses or cattle. The rolling terrain is easy to get around on while still offering great views, and awesome building sites. There are two improved pastures, with the remaining land being in native cover with great hardwoods throughout. The great interior road system makes it easy to get around on. There is a very cute 2 bed 1 bath MH with a large front porch, rock patio and huge outdoor fireplace. The wonderfully designed 24'x135' livestock barn that is ideal for show cattle or horses. It is complete with stalls & runs, wash rack, and grooming stall. The 40'x80' metal barn has three large roll up doors, covered RV parking and additional full length covered parking area on one side. The interior is large enough to play basketball in, as one can see from the half court and hoop that is in place. There is a 40'x60' metal pole barn that is great for hay, implements and additional parking. The land is full of wildlife including axis and whitetail. The pond offers a great place for livestock and wildlife to get water. Along with being a wonderful place to do a little dove hunting. Along with the other improvements, there is a large roping arena with boxes and chutes.

This ranch has it all and is only 30 min to the shopping and wineries of Kerrville and Fredericksburg.



- Gate
- House
- Barn
- Boundary

830 257-3839



WWW.SURVEYINGCOMPANY.COM  
2616 Junction Highway Phone: (830) 257-3839  
Kerrville, Texas, 78028 Fax: (830) 896-6317

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL  
SURVEYING SEAL AND SIGNATURE.

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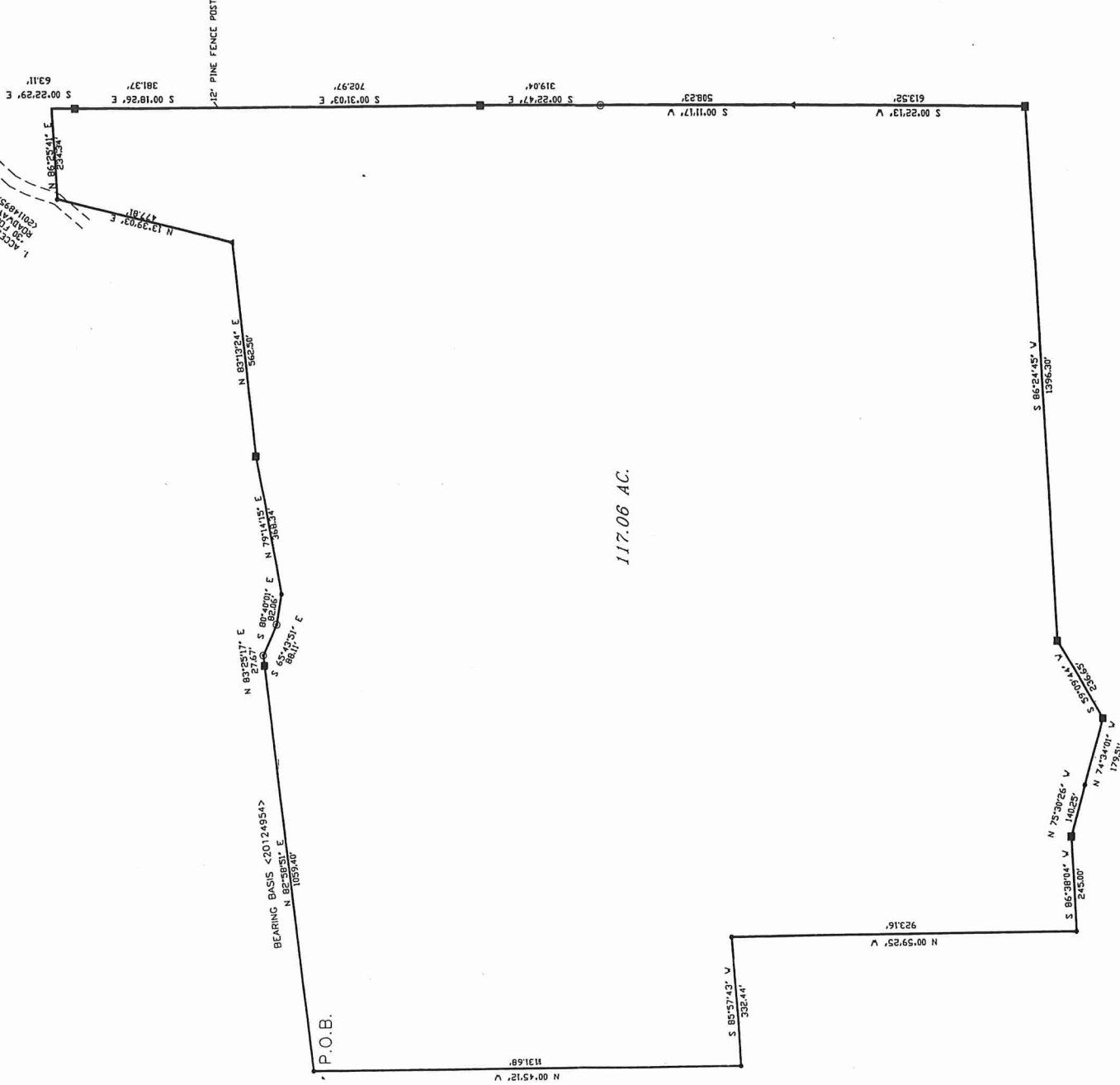
**SURVEY PLAT**

**W.S. DEDMAN SURVEY NO. 545 A-1069**

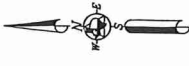
GILLESPIE COUNTY, TEXAS

BARKER-ROGERS ROAD

1. ACCESS AGREEMENT  
FOR 200' WIDE PRIVATE  
ROAD (20014850)  
AND ACCESS EASEMENT



- LEGEND**
- = 1/2" IRON ROD FOUND
  - ⊙ = METAL FENCE POST FOUND
  - ▲ = T-POST FOUND
  - = CEDAR POST FOUND
  - ◁▷ = DATA FROM OFFICIAL PUBLIC RECORDS
  - P.O.B. = POINT OF BEGINNING



SCALE: 1"=200'

DO NOT DUPLICATE WITHOUT THE CONSENT OF TRIBTECH SURVEYING COMPANY, L.P.

PROPERTY DESCRIPTION:  
SEE ACCOMPANYING.



A. L. HARGRAVES, JR., R.P.L.S. 2015

**CERTIFICATION**  
I, A.L. HARGRAVES, JR., DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS  
A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, THAT THERE  
ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND  
THAT THIS PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

PLAT DATE: JANUARY 30, 2014

1/30/14