

**Property Description**  
**544 Alfred Henke Rd.**

- Situated halfway between Kerrville and Fredericksburg
- ½ mile off State Highway 16
  - Accessed by graveled public road not maintained by Gillespie County
  - Wet crossing through Wolf Creek-concrete bed through creek
- 28.5 acres-mostly open grassland
  - A few mesquite trees remain
  - Remaining mesquite and cedar controlled annually
  - Ag exempt status
- Live oak trees around house and in nearby pasture
  - Sprayed annually for ball moss
- Natural gas on site
- Main house-~2500 sq ft
  - Core is historic 2-room stone house built in ~1875
    - Floors are original, refinished, believed to have been installed ~1900
    - Attic above stone house is original and unchanged except for A/C duct
    - Stone inside/out repointed in 2009
    - Owned by 1 family (Alfred Henke) from 1875-2008
  - Remainder of house built 2010
    - Kept much of the appearance of original house
    - Energy-efficient-SIP construction
      - 2023 Electric bills averaged under \$125/month (highest was \$166)
    - Electric oven
    - High efficiency Carrier A/C unit with 90% efficient gas furnace
    - Gas stovetop, hot water heater
      - 2023 gas bills averaged under \$65/month (highest was \$113)
    - Hardy siding and soffit throughout
    - Heavy gauge standing seam metal roof
    - 3 bedrooms (1 upstairs), 2 full baths (downstairs)
    - Bedrooms have wood floors; 2 downstairs bedrooms are recovered original pine
    - Upstairs bedroom accessed by stairs and railing made from pine recycled from original house
    - Utility room, pantry
    - Water softener

- Guest house
  - Built 2008
  - 448 sq ft
  - Heavy gauge Snap Lock standing seam metal roof
  - 144 sq ft covered porch
  - Hardy siding and soffits
  - Wall A/C; electric wall furnace
  - Electric hot water heater
  - Full bath
- Outdoor kitchen-400 sq ft
  - Concrete, with metal roof, lighting, and fan
  - Rustic construction and cabinets made using wood recycled from original house
  - Table constructed with wood recycled from original house included
- Smokehouse/Storage
  - Approx. 200 sq ft
  - Rear half used as smokehouse
  - Front half built later with concrete floor and old barnwood
- Yard
  - 2 large live oaks, and an additional live oak behind guest house
  - 90+ year-old crepe myrtle in back yard
- Hobby garage (tack room)
  - ~200 sq ft
  - Hardy siding
  - Insulated
  - Window A/C
- Garage/Shop
  - 30 x 50 (1500 sq ft)
  - Insulated
  - 2-10 ft x 9 ft insulated doors with commercial door openers
  - 1-12 ft x 12 ft rollup door
- Water well
  - 211 ft deep
  - Water level—162 ft below surface in late 2023
  - Submersible pump with pressure tank
- Septic system