



Juniper Hills Farm

Juniper Hills Farm was developed over 20+ years with love and attention to every detail. It is truly a one of a kind property with unique, custom features at every turn. This is the first time Juniper Hills Farm has been offered for sale as currently developed. The property lends itself to many additional opportunities such as a personal residence and family vacation spot, a corporate retreat, an event venue, recording studio, bed and breakfast or a pop up farm to table dining experience.

Situated on approximately 54 Unrestricted acres it is perched on one of the highest blue-green hills in the area providing a gorgeous hill top with scenic, long distance views, large mature oak trees and an abundance of native wildlife and native plants. The land and improvements have been impeccably maintained and are in pristine condition. The property was placed into Blanco County's Wildlife Management program over 20 years ago and this exemption has been thoughtfully maintained to this day.

Juniper Hills Farm is located in the Heart of the burgeoning Texas Hill Country Winery, Brewery and Spirits Industry. This area of the Texas Hill Country has been designated as the wedding capitol of Central Texas and has quickly become the place for destination weddings and getaways in Texas.

The property has been featured in Texas Monthly, Southern Living, Better Homes and Gardens and Texas Highways.

Juniper Hills Farm is part of the Historic Peyton Colony, land sections that were granted to Freedmen after the Emancipation Proclamation. Austin Jones, who, in his elder years, was a deacon at the Mount Horeb Baptist Church, was an anchor to the community and was the grandson of MJ Jones, to whom the land was granted. Austin was born on a nearby property and spent his entire life on this land.

Remains of the Jones homestead can be seen near the 150+ year old oak tree located in the livestock corral. An Old Rock Cistern located on this property was once connected to a well that was used by the Jones family for irrigation and livestock. This land was granted to the Jones family in 1877. The Owners have the survey/grant, in MJ Jones' handwriting, framed in the Living Room of the Main House.

The Property's Wildlife Management exemption has and continues to be maintained by cedar clearing, land management and planting of wildflowers and native grasses. There are 2 wildlife water guzzlers and 1 timed deer feeder. Abundant Wildlife including white tailed deer, grey foxes, Rio Grande Turkeys, armadillos, Jack Rabbits, Cottontail Rabbits and migrating song birds all co-exist on this property. The owners recently were awarded a grant of 550 milkweed plants by the Monarch Watch organization for the Monarch Restoration Program.

In addition, the Owner maintains 40+ birdhouses as part of the Wildlife Management Plan, some of which are listed on the Texas Bluebird Trail. The owners also maintain between 3-6 Beehives on site that can be included in the sale if desired or can be removed by Owners. The Bees have access to an auto-timer self-watering system.

A property plat showing the Main House and drive, a survey of a 3-5-acre section above Onion Creek which fronts Ranch Road 165, and architectural plans for Main House, Guest Houses, Pool Pavilion and Kitchen are available.

Detailed Binders are available with Maintenance Schedules and Records, including Diagrams, photos and Instructions for all operations. A copy of the current and past Wildlife Management Plans is available.

JUNIPER HILLS FARM CONTAINS: The Main House, 4 Guest Houses, Pool, Pavilion/ Cabana with outdoor Kitchen and Fireplace, Commercial Kitchen with Large Dining Area and adjacent large outdoor Barn for large gatherings. The Commercial Kitchen is licensed by TDHS.

Also included are the following:

- 53.6 +/- Unrestricted acres with seasonal Onion Creek traversing the front of the property
- Approximately 1000 feet of county road frontage
- 3 solar/electric gates (one auto entry sliding gate)
- All other gates have coded keypads for security entry
- 10 walk-through (pedestrian) gates
- 2 storage sheds; 2 pump houses (one 30 SQFT and one 50 SQFT)
- One-half mile long paved chip rock driveway with one concrete low water crossing
- One-quarter mile caliche rock road section
- Caliche-rock driveway to Guest Houses with parking area for approximately 75 cars
- 500'-800' Coyote privacy fencing along part of the West side of the property
- 200 SQFT Hay/Livestock Barn with 800-gallon rainwater collection tank. A water trough is also connected with hoses to well water.
- There are hundreds of linear feet of 100+ year-old dry stack rock walls that have been restored to form a livestock corral with split rail sections
- 25-30 Lavender plants delight the senses on three sections of hills.
- Approximately 5 acres at the top of the property near the Guest Houses are completely deer fenced
- 90 SQFT Greenhouse with piped propane gas heater, electric vented window and shelving is located near the Rain Barn.

Rain Water Collection System and Well:

60,000+/- gallon rainwater collection tanks

30'x70' Steel Construction Rain Barn for tank storage and car parking.

500-gallon transfer tank, mini transfer pump and tank at pool.

Highly detailed ability to transfer between all four locations: Main House, Guest Houses, Pool, and Commercial Kitchen capture tanks. New pump installed July 2019

UV and Double Filter systems

Approved by Texas Department of Health Services

2100 SQFT of roof rain harvesting capture area-Rain Barn

1700 SQFT of roof rain harvesting capture area-Guest Houses

1100 SQFT of roof rain harvesting capture area-Pool Pavilion

3310 SQFT of roof rain harvesting capture area-Commercial Kitchen

200 SQFT of roof rain harvesting capture area-Hay-Livestock Barn

1840 SQFT of roof rain harvesting capture area-The Barn, not yet guttered for collection

640' Deep Well +/-, is currently connected to all water hoses and pool. There is the ability to switch back and forth from rain water to well water. The well system utilizes a pressure tank in the main pump house.

Septic:

The Main House Septic System is a Conventional System of 1000 gallons. One lid cleanout, under the birdbath. The Drain field is near the back fence line of the back yard. Last cleaned: January 2020

The Guest House Septic System is also a Conventional System. 2 Lids: trash and aeration. The Drain field is located on the east fence line, just north of the Studio Suite. In June 2017 a new pump, float, alarm was installed. Last cleaned out: January 2020

The Commercial Kitchen and Dining Room Septic System is an Air Induced System. 3 Lids. Last cleaned out: January 2020

Grease Trap for Commercial Kitchen: 1000 gallons. Last Cleaned September 2020

Main House Electric Service-Metered
Guest House Electric Service-Metered
Kitchen/Dining Electric Service-Metered

MAIN HOUSE is approximately 3100 SQFT and features a beautiful entryway that immediately transports you into a Hill Country meets Tuscany home. The spacious living and dining areas are complete with custom design features such as the antique Mexican doors, wood ceiling beams, and pecan wood fireplace mantel. The gourmet kitchen is a true Cook's Kitchen complete with large windows that provide an abundance of natural light. The home also boasts a large master suite. Its location away from the rest of the home provides a tranquil setting. French doors lead out to the back porch from the living room and the master suite. Steps away from the home is a custom wood burning pizza oven, an infinity edge pool and cabana. Below are some additional features you will find in this custom designed home.

- 3 bedrooms, 3 baths
- Central Heat and Air with 3 zoned systems
- Window shades in two bedrooms and master bath
- 1 bedroom/bath upstairs with beautiful, panoramic views and longleaf pine floors, 2 closets
- 1 guest bedroom and bath downstairs. This bedroom has 2 large closets, and stained concrete floors
- The Master Bedroom has en suite bathroom with large soaker tub, walk-in shower with sitting bench and double vanity. A walk-in closet with a shelving system is included. It has stained concrete floors and French Doors leading to Covered Back porch
- Ceiling fans in all bedrooms and master bath
- Smoke alarms
- Large, open living and dining room with 12' ceiling with large wood beams and stained concrete floors
- Floor to ceiling, operable casement windows overlooking the curved 67' long, 9' deep, covered porch
- Rumford Wood Burning, propane gas jetted fireplace with custom pecan mantle and rock surround with rock from property. 3 Italian Terracotta Chimney Pots
- 2 sets of glass French doors leading outside
- 1 set Antique Mexican red doors with glass transom
- Library nook, with custom fitted shelving
- Glass Walled hallway connecting the living and dining room to the kitchen and 2 story bedroom section of the house
- Built in house wide speaker system
- Laundry Nook with built in cabinets
- Gourmet kitchen with floor to ceiling open shelving, backed by windows with lots of natural light; many cabinets both closed, and glass fronted. Built in bookshelves and walk-in pantry.
- Longleaf Pine Floors
- 2 Custom exterior doors
- Corner sink with Casement windows overlooking yard
- 48" double GE Monogram oven range, propane, with Viking Vent Hood
- Subzero refrigerator, Kitchen Aid dishwasher, wine refrigerator, freezer
- Mudroom with sink

OUTSIDE AREA OF THE MAIN HOUSE:

- Just past the back porch is a Wood-Burning Mugnaini Pizza Oven with Cafe lighted arbor on timers. (Dark sky compliant)
- The Pizza Oven has custom made tile roof shingles that were hand crafted by San Antonio clay artist Diana Kersey, famous for her street art installations
- Adjacent to the Pizza Oven is a built-in trough for icing down drinks with drain
- Weber BBQ grill connected to propane system just outside kitchen door
- Custom Iron fenced herb garden with spectacular 15-year-old Espaliered Pear tree
- Rock walled succulent/cactus garden
- Landscaped Flagstone Courtyard; fenced with custom metal fencing with 3 iron gates
- Path lighting on timers
- Copper Gutter feature with Rain chains for catchment
- Apple, Pear, Persimmon, Olive and Fig trees. Irrigated and Deer Fenced
- All locations that are landscaped have irrigation system

POOL

- **36 x 18** Infinity Edge Pool
- Pool has been featured in Texas Highways Magazine
- Custom rock work with dry stack low walls and custom ironwork fencing.
- Custom light fixture made with wine bottles and salvaged metal rings from historic settler homestead found on property
- Separate Custom Metal Arbor and rock patio with stone dry creek bed
- Salvaged YMCA Swim Club Metal Basket Wall
- Path lighting
- **46 x 24** Covered Pavilion Dining area with large wood burning and gas jetted Fireplace.
- Covered Pavilion serves as a large rainwater collection surface with collection tanks connected to Main House system
- Outdoor Kitchen with large gas grill, 2 burner stove top, sink, hot water heater, ice maker, refrigerator
- Ceiling fans and lighting on timers
- 40' x 40' Custom Canvas covered Bath House with bathroom and changing rooms; storage for pool equipment such as cushions, floats etc.

GUEST HOUSES Just past the Main house are four thoughtfully designed Guest Houses and a Sauna. The outdoor sitting areas and custom features are part of what make these Guest Houses so appealing. They include:

- 3 guest house buildings / 4 separate quarters; one building is 2 story, the other two are single level, stand-alone buildings
- Central Heat and Air
- Connected to rainwater collection
- Landscaped with irrigation system
- Rock walkways and patios
- 2 built-in concrete water features
- Ramada para-shade feature made of cedar staves
- Custom made metal cabin signs
- Path lighting on timers
- Three custom bent willow gates.
- Satellite TV
- Ceiling fans
- Walk in rock showers
- Built in cabinets/ shelving
- Sitting porches
- Decks
- Outdoor shower
- Hand painted Mexican Ceramic sinks
- Smoke alarms
- Sauna
- Rock/Metal fire pit
- Regulation Bocce Ball Court
- Arbor with Cafe Lights on timers (Dark Sky Compliant)

Casita Verde

- This Guest House is approximately 345 SQFT
- Casita Verde is a downstairs unit
- Casita Verde has an indoor rock and glass shower plus an outdoor shower
- Casita Verde has approximately 76 SQFT of rock patio
- Concrete water feature with goldfish and plants
- Fenced in Yard
- Stained Concrete Floors

Casita Roja

- This Guest House is approximately 345 SQFT
- Casita Roja is an upstairs unit
- Casita Roja has approximately 100 SQFT of Deck
- Longleaf Pine Floors

Casita Tierra

- This Guest House is approximately 345 SQFT

- Casita Tierra has approximately 210 SQFT of rock patio
- Casita Tierra is a downstairs, freestanding unit
- Stained Concrete Floors and rock and glass shower
- Water Feature

Studio Suite

- This Suite is approximately 460 SQFT
- It has approximately 600 SQFT of deck
- It is a downstairs, freestanding unit
- Glass doors leading to the private deck
- Rock and Glass shower
- Stained Concrete and Lingleaf Pine Floors

Sauna

- The Sauna is adjacent to the Studio Suite and is approximate 35 SQFT

Housekeeping Closet

- Approximately 25 SF with built in shelving.

COMMERCIAL KITCHEN BUILDING 3310+/- SQFT and is ADA accessible/ compliant

The Commercial Kitchen and Multi-Use Barn are just down the drive from the Main House and the Guest Houses. The Commercial Kitchen Building includes:

- 3 zoned Central Heat and Air Systems
- Rain Water Collection System with UV and Double Filtration
- Front Entry Porch is ADA Compliant
- Dry Creek Feature in Landscaping and 2 Walk over Bridges
- Cafe Lighting in trees at entrance with timers, plus path lighting
- Covered Side Entrance with Chair and Table Storage area
- Propane Gas Connection and Large Weber Grill
- Covered Rear Service Entrance, ADA Compliant with 4 x5 Recycling Shed.
- Plus, an additional storage shed
- 3 compartment composting bin
- Signage for parking and entrance made with Antique Windmill Blades
- Signage at Front Gate entrance 1- metal 1- hand painted rock+ spoon and fork
- Privacy fencing at Offices and Massage Room. Fenced in yard area off Offices.

KITCHEN

- Note: Kitchen has concealed plumbing to allow additional bathrooms to be added in future if needed

- 4 Custom Made Silverware Wall Art pieces
- 2- Custom Stainless-Steel Cook Top Tables with 15 burners
- 2 -Warming Shelves
- Code Compliant Ansul Fire Suppression System and 2 Vent Hoods
- Fire Exits Lighting and Smoke Alarms
- Code Compliant Grease Trap built into Septic System
- BLODGETT Commercial Convection OVEN
- Built in 3 compartment sink system
- HOBART Commercial Dishwasher
- SCOTSMAN Ice Machine
- Built in Mop Sink
- Custom Built Roll down door to separate Kitchen from Dining Area with two swinging doors for server access
- 2-hand sinks/1 produce sink

DINING ROOM

- The dining room can seat approximately 75-85
- It contains a full wall of built-in shelving for Dishware
- It has built in drink station with a plumbed Miele coffee unit and shelving
- North Facing Floor to Ceiling Window Wall overlooking Oaks and Wildlife

ENTRANCE FOYER

- Large entrance foyer
- 2 Bathrooms, massage room and offices are just off the foyer

OFFICE 1 (or Bedroom)

- Ceiling fan
- Custom light fixture
- Glass doors to Deck

OFFICE 2 (or Bedroom)

- Ceiling fan with special track lighting
- Glass doors to Deck

MASSAGE ROOM (or Bedroom)

- Tiled shower with glass door
- Custom hammered brass sink
- Built in shelving
- Ceiling fan
- Glass doors leading to deck

2 BATHROOMS with their own entrance hall

- ADA Compliant
- Custom metal partitions
- Handmade accessories and door pulls
- Custom counter tops
- Stone sink basins

THE BARN IS AN APPROXIMATELY 1840 SQFT MULTI-USE BUILDING

- Galvanized Roofing

- Weathered Hand Applied Stain
- 4 sets of custom made sliding barn doors and custom-made handles
- Vaulted Ceiling with exposed ceiling-wall-roof structure.
- 2 extra-large ceiling fans
- Built in benches
- Café lighting on cables
- Entry lighting
- Side sconce lighting
- Covered entry deck, side deck
- Inside and outside outlets
- Cedar Coyote Fencing for Visual Screening
- Concrete sidewalk serving entrance to back of Barn, ADA compliant
- 70' Covered Walkway from Barn to Kitchen
- Cafe Tree Lighting on timers, on Cables, for Outdoor seating (Dark Sky Compliant)

The information provided by Seller in this document is deemed correct to the best of the Sellers current knowledge. However, it is Buyer's responsibility to confirm all data that may influence their decision to purchase this property - including acreage, square footage and condition of property. A plat of the land with the main house is available.