



LLANO RIVER RANCH - SOLD

(Swimming, Fishing, Boating, Deer, Turkey, Springs, House, Pecan Trees, Minerals)

1,300.668 ACRES

KIMBLE COUNTY, TEXAS



LOCATION: Located 7 miles west of the pretty town of Junction which is the county seat; or 55 miles northwest of Kerrville; or 60 miles west northwest of Fredericksburg; or 112 miles northwest of San Antonio; or 130 miles west northwest of Austin; or 238 miles southwest of Dallas; or 278 miles west northwest of Houston. All distances are measured straight-line "as the crow flies".

BACKGROUND: This beautiful ranch was part of a larger ranch that was once owned by Governor and Mrs. Coke R. Stevenson. The present Owner has been operating this ranch as a game managed hunting, ranching and recreation ranch. You will be most favorably impressed by the high quality of the water, soil, trees, wildlife and restored old headquarters house on this distinctive river front property.

METHOD OF SALE: The Owner (Seller) has given Thornton Ranch Sales written authorization to market this ranch. The Seller will convey the property by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance, and provide a survey of the property dated September 1987. This ranch is for sale on an all cash basis or on any other terms acceptable to the Seller.

DESCRIPTION: This scenic river ranch has 3,022 feet of awesome and unbelievably beautiful frontage on

the North Llano River. Access to the river is excellent as most of the property is on the low bank side of the river with a high bank on the opposite side. The water varies from fast shallow water to a wide and deep body of crystal clear water about 2,500 feet in length. The river is most compatible for fishing, canoeing, boating, swimming, and water sports. One picture is worth 10,000 words. Accordingly, please take a look at the aerial and ground snapshots attached to this brochure or log on to www.thorntonranchsales.com for a 16 picture scrolling snapshot slide show. In addition to the river this ranch has a multitude of highly desirable characteristics. Specifically, it is conveniently situated in a very good neighborhood less than a ten minute drive from the progressive little county seat town of Junction which is a summer playground destination for many tourists. Access is superb via 6,500 feet of frontage on a quiet, paved farm to market road that bisects the ranch. Privacy is assured as this land is completely surrounded by larger ranches. Other than the paved road described above there are no road easements through the property. The lay of the river front land is such that there are three tiered "bottoms" with deep rich alluvial soil, much of which lies within the 100 year flood plane. The first bottom provides easy river access and is populated with large pecan and elm trees. The second bottom supports an old cropland field and a majestic grove of giant pecan trees. The old field, about 40 acres in size, has not been tilled in many years. If so desired, it could easily be put back into cultivation by removal of a light second growth of trees and brush. This field would make an outstanding orchard, oat field or coastal bermuda grass hay field. The third bottom is on higher ground and would provide building sites that are not within the flood plane of the river. Additionally, there are four excellent food plots/oat fields located in the Headquarters pasture each of which is about three acres in size. The remainder of the ranch is much higher elevation land with awesome views that will take your breath away. In addition to the river the ranch is watered by three water wells and two or more good springs. A couple of the springs appear to be compatible for construction of dams to create spring fed ponds/lakes. There is an excellent internal road system on the ranch. The wildlife habitat is outstanding. There is a tremendous variety of trees including pecan, walnut, elm, mesquite, persimmon, cedar and spectacular live oaks. This ranch has been lightly grazed in recent years and the native grasses are in excellent condition. In addition to all the above, there is a beautifully restored old ranch headquarters house with a new metal roof, a good hunter's cabin, barns, sheds, pens, and other improvements more specifically described below. If you have been searching for a pretty, high quality live water ranch located in a beautiful and scenic part of the Hill Country, this one could easily end your search.

WILDLIFE, HUNTING, RECREATION: Whether you are a naturalist, outdoorsman, water enthusiast, horseman, hunter, fisherman, birdwatcher, cameraman, hiker, tiller of the soil, horticulturist, range management specialist, tree climber, camper, boater or whatever, you are sure to enjoy the diversity on this one of a kind Hill Country river ranch. The crystal clear river varies in depth from one inch at the edge of the gravel bars to about eight feet or more in several "blue holes". The river is ideally suited for wading and swimming by people of all ages. The fishing for largemouth bass, catfish (blues, yellow, & channel), and several species of perch is unsurpassed. The river is exceptionally well suited for rod and reel fishing, top water casting, or cane pole fishing from either the bank or from numerous weed free gravel bars that extend into the water, or from boats and floats. There are clear water lily pad covered alcoves and deep "blue holes" of water that are as "fishy" as any this broker/bass fisherman has ever seen. It is not at all unusual to catch bass up to seven pounds or more on top water lures. There is a prolific game population comprised of whitetail deer, axis deer, turkey, squirrels, rabbits, fox, bobcats and armadillos. Additionally, there are doves, quail, robins, blue birds, red birds, a whole range of water birds, and miscellaneous seasonal birds of every description. The quality and quantity of wildlife on this beautiful low fenced water ranch is superb.

MINERALS: 25% of all the minerals in, on and under this property will be conveyed to the Buyer. There is presently an Oil, Gas and Mineral Lease on the property. Said lease was made in 1960 when this ranch was part of a 2,877 acre ranch that has since been divided into two parts. This lease is being held in effect by production from three shallow gas wells.

IMPROVEMENTS: The improvements are as described above and further detailed below. The estimated new replacement cost of all the improvements is \$407,100.00 or the equivalent of \$312.99 per acre.

Telephone and electric service are available and in place.

**LIST OF IMPROVEMENTS
(included in the sale)**

ITEM*	ESTIMATED NEW REPLACEMENT COST**
Headquarters House, 2 B.R., 1 Bath, 3 porches (2,900 sq. ft. @ \$60/ft)	\$174,000
Garage, shop & tack room (1,000 sq. ft. @ \$15/ft)	15,000
Hunting Cabin, with 1 Bath (1,060 sq. ft. @ \$40/ft)	42,400
Metal Barn with shed attached (1,900 sq. ft.@ \$15.00)	28,500
Portable Storage Building (630 sq. ft.)	6,300
Portable Storage Building (240 sq. ft.)	2,400
Portable Storage Building (180sq. ft.)	1,500
Approximately 100 Pecan Trees @ \$200 each	20,000
1 Electric Water Well and related facilities	8,000
1 Windmill Well and related facilities	13,000
12 Miles of low sheep/goat fence @ \$8,000/mile	96,000
	=====
	\$407,100**

* Square footage figures shown are approximate.

** The contribution to value of the estimated new replacement cost of the improvements on a per acre basis would be \$312.99 calculated as follows:

$$\mathbf{\$407,100 \div 1,300.668 \text{ acres} = \$312.99 \text{ per acre.}}$$

POSSESSION: Possession subject to no leases of any kind, except for an Oil, Gas and Mineral Lease, shall be given on the day of closing and funding. The Seller shall have 15 days after closing to remove his personal property and livestock from the Property.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2004 were \$2,259.64 or only \$1.74 cents per acre. The property shall be conveyed to the buyer with said agricultural use and related tax rate in effect.

PRICE: : \$3,251,670.00* (\$2,500.00 per acre).

* PRICE: The total price shall be adjusted based on the actual number of surveyed acres that will be conveyed by a General Warranty Deed and covered by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by Seller and Buyer. Said price shall not include any livestock or personal property. However, most of the furnishings in the house are available at a price to be negotiated.

TERMS: (3 options as follows):

All cash at closing.

Any other terms acceptable to the Seller.

MISCELLANEOUS INFORMATION: The South Llano River State Park, a favorite tourist destination with many attractions, is located about four miles south of Junction. Kimble County Airport is located one mile north of Junction or only 8 miles east of the Llano River Ranch. The airport has a 4,651 foot lighted asphalt runway and fuel & services are available.

BROKER COMMENTS AND MISCELLANEOUS INFORMATION: I have sold 165 ranches in the past 20 years, many of which were live water ranches in the Hill Country, and I can truthfully say the unspoiled

beauty and attractiveness of the water on this ranch is equal to or better than on any of my other sales.

NOTE: The Seller will retain ownership of two acres on the upstream (westernmost) part of the river front tract. The two acres, located as shown on the enclosed Topo Map, will include 208 feet of river frontage and a 50 foot wide access road easement connecting the two acres with the highway. Accordingly, 3,022 feet of river frontage and 1,300.668 acres, more or less, will be conveyed to the Buyer.

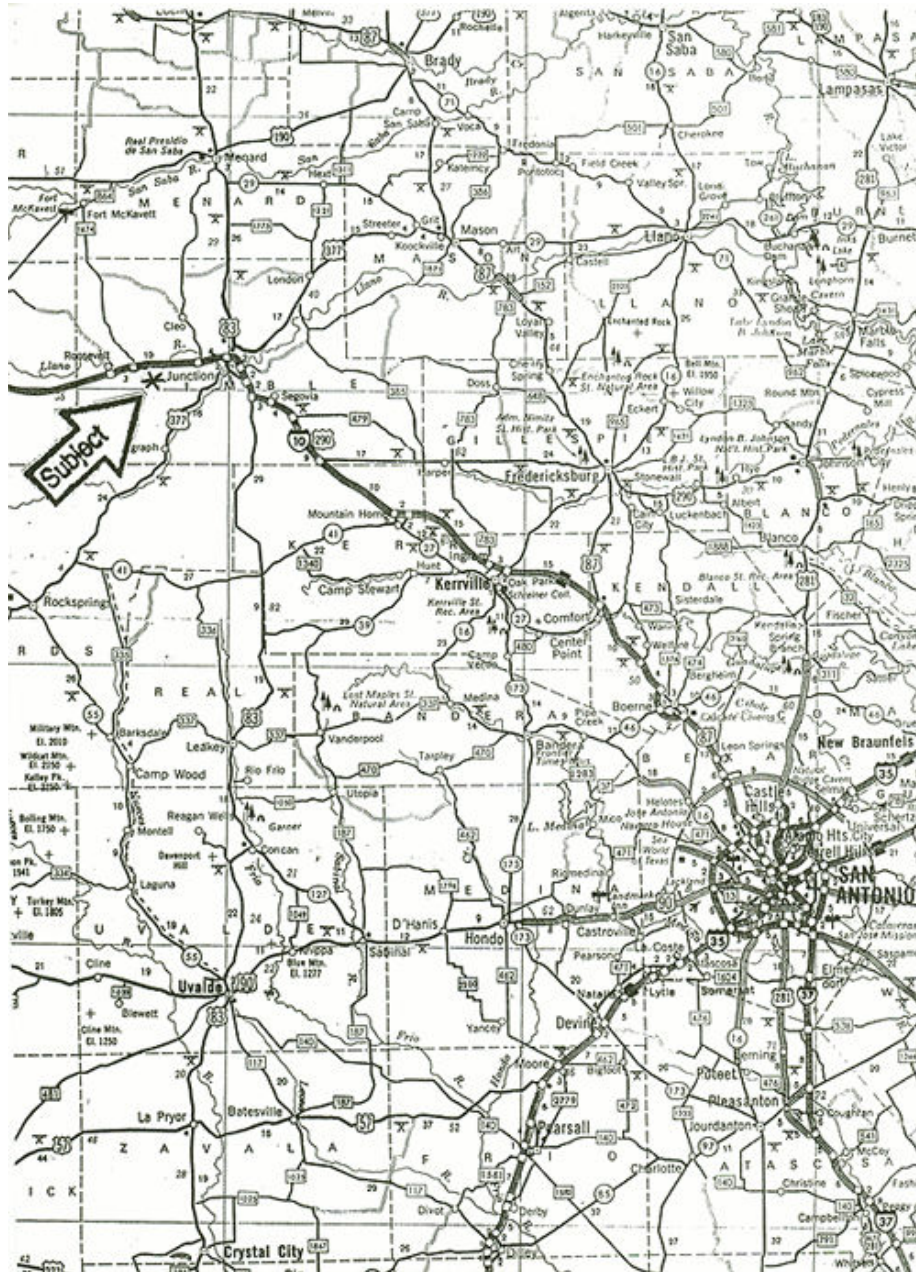
SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. **CALL: Frank J. Carter (956) 740-4849** at any time for showing coordination, service and support. Or you may contact me via E-Mail at: frankcarter220@yahoo.com

NOTE: This offering is made subject to prior sale, change of price, or withdrawal from the market at any time. The information contained herein is from sources deemed reliable but is not warranted or guaranteed by Thornton Ranch Sales.

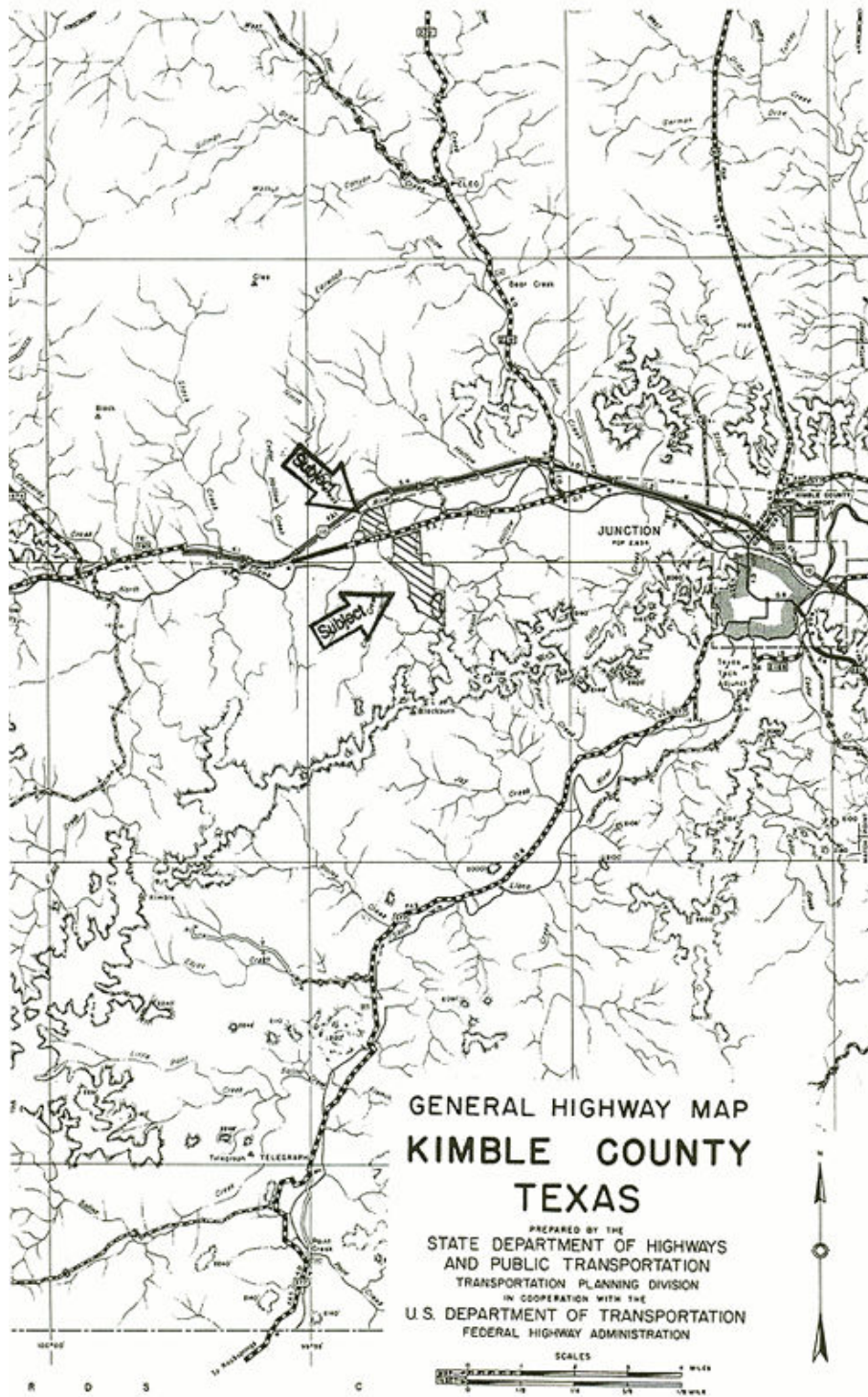
[For more information on this property see our Invitation to Buyers.](#)

MAPS:

TEXAS HIGHWAY MAP



[KIMBLE COUNTY ROAD AND HIGHWAY MAP](#)



TOPOGRAPHIC MAP (LLANO RIVER RANCH)

