



HILL COUNTRY LIVE WATER RANCH

(2,400' of South Fork Blanco River flows thru the ranch, Deer, Turkey, Birds, Awesome Views)

156.2 ACRES

KENDALL COUNTY, TEXAS

Ground Snapshots



LOCATION: This property is located just off FM 1888 ten miles southeast of Luckenbach; or 11 miles west of Blanco; or 20 miles southeast of Fredericksburg; or 22 miles northeast of Boerne, which is the county seat; or 30 miles east of Kerrville; or 45 miles north of San Antonio; or 55 miles southwest of Austin; or 195 miles east of Houston; or 215 miles southwest of Dallas. All distances are measured straight line as the crow

flies”..

BACKGROUND INFORMATION: This property is part of a once proud Hill Country Ranch established many years ago and has since been divided and passed down to the present owners who live out of state. This ranch has always been used for hunting, ranching and recreation.

REASON FOR SALE: The owners have decided to sell this property for estate planning purposes.

METHOD OF SALE: The Owners (Sellers) have given Thornton Ranch Sales exclusive written authorization to sell this fine property. The sellers will convey the property by General Warranty Deed, provide a Standard Owners Policy of Title Insurance and furnish a current/recertified survey. The property is offered for sale for all cash.

DESCRIPTION: This beautiful and picturesque ranch is comprised of meadows, a live water stream, rolling terrain and hilltop elevations ranging from 1,580 to 1,850 feet above sea level. The crystal clear South Fork Blanco River flows thru the ranch for a linear distance of 2,400 feet. This stream is an ideal location for a sizeable lake as demonstrated by several lakes located upstream (see attached topographic map for proposed lake site). There is also an excellent site for a second man-made earthen lake on a seasonal creek on the west end of the property. There is a 25 acre fertile bottomland cultivated field located adjacent to the stream. This field is ideally suited for an orchard or vineyard. Most of the cedar has been cleared leaving beautiful open meadows, hundreds of oaks and other hardwoods on the upland portion and many pecan trees in the bottomland along both sides of the stream. There are several majestic building sites for a permanent residence, lodge or hunting facility. The area abounds with whitetail deer, turkey, dove, hogs and other critters. Privacy is assured as there are no public roads through the property nor is there a public road adjacent to any of ranch boundary lines. Neighboring cities, towns and places of interest are Blanco, Fredericksburg, Luckenbach, Boerne, Kerrville, San Antonio, Austin, Blanco State Park, Pedernales State Park, LBJ Park and Enchanted State Park. This ranch is truly a Hill Country property as it is located short driving distances from the aforementioned places. The annual Willie Nelson Fourth of July Picnic and many other name concerts are/have been held in the famous town of Luckenbach just a few miles down the road. Wineries abound in the area as does the spring wild flower show that dresses up the entire Hill Country in Bluebonnets, Indian Paint Brush, Indian Blankets and other colorful flowers that bring people annually to see this dramatic transformation from winter to spring. Temperatures are cooler due to the altitude making spring and summer enjoyable parts of the year. This ranch is priced right and will be a great investment and property for the lucky buyer.

MINERALS: It is believed the minerals are intact and all the minerals owned will be conveyed to the buyer. All water and air rights will also be conveyed. The minerals, water and air rights are not now leased.

POSSESSION: Possession of the Property subject to no leases of any kind will be delivered to the buyer on the date of closing and funding except that the Seller shall have 15 days after closing to remove all personal property and livestock from the Property.

IMPROVEMENTS: Fenced on all boundaries except for the north boundary line. The 25 acre field is also fenced. Electricity and telephone service are available. Good ranch road system.

TAXES: Total ad valorem taxes for 2009 were only \$134.00 based on the Agricultural Exemption currently in place. The property will be conveyed to the buyer with said agricultural use designation in place.

LOCAL AREA INFORMATION: Additional information on Luckenbach, Blanco, Fredericksburg, Pedernales State Park, Blanco State Park, Lyndon B. Johnson Park and Kendall County may be found on the following websites:

City of Blanco: <http://www.blancotex.com/>

City of Fredericksburg: <http://www.fbgtx.org/>

Fredericksburg Chamber of Commerce: <http://www.fredericksburg-texas.com/>

Lukenbach: <http://www.luckenbachtexas.com/>

Blanco State Park: <http://www.tpwd.state.tx.us/spdest/findadest/parks/blanco/>

Pedernales State Park: http://www.tpwd.state.tx.us/spdest/findadest/parks/pedernales_falls/

Lyndon B. Johnson State Park: http://www.tpwd.state.tx.us/spdest/findadest/parks/lyndon_b_johnson/

Enchanted Rock State Natural Area: http://www.tpwd.state.tx.us/spdest/findadest/parks/enchanted_rock/

Kendall County: <http://www.co.kendall.tx.us/county-info>

PRICE: \$1,054,350.00 (\$6,750.00 per acre)

TERMS: All cash at closing.

AIRPORT INFORMATION: The San Antonio International Airport is located 45 miles south of this property. Gillespie County Airport is located at Fredericksburg 20 miles northwest of this property. It has a 5,001 foot asphalt, lighted runway and aviation gas and jet fuel are available.

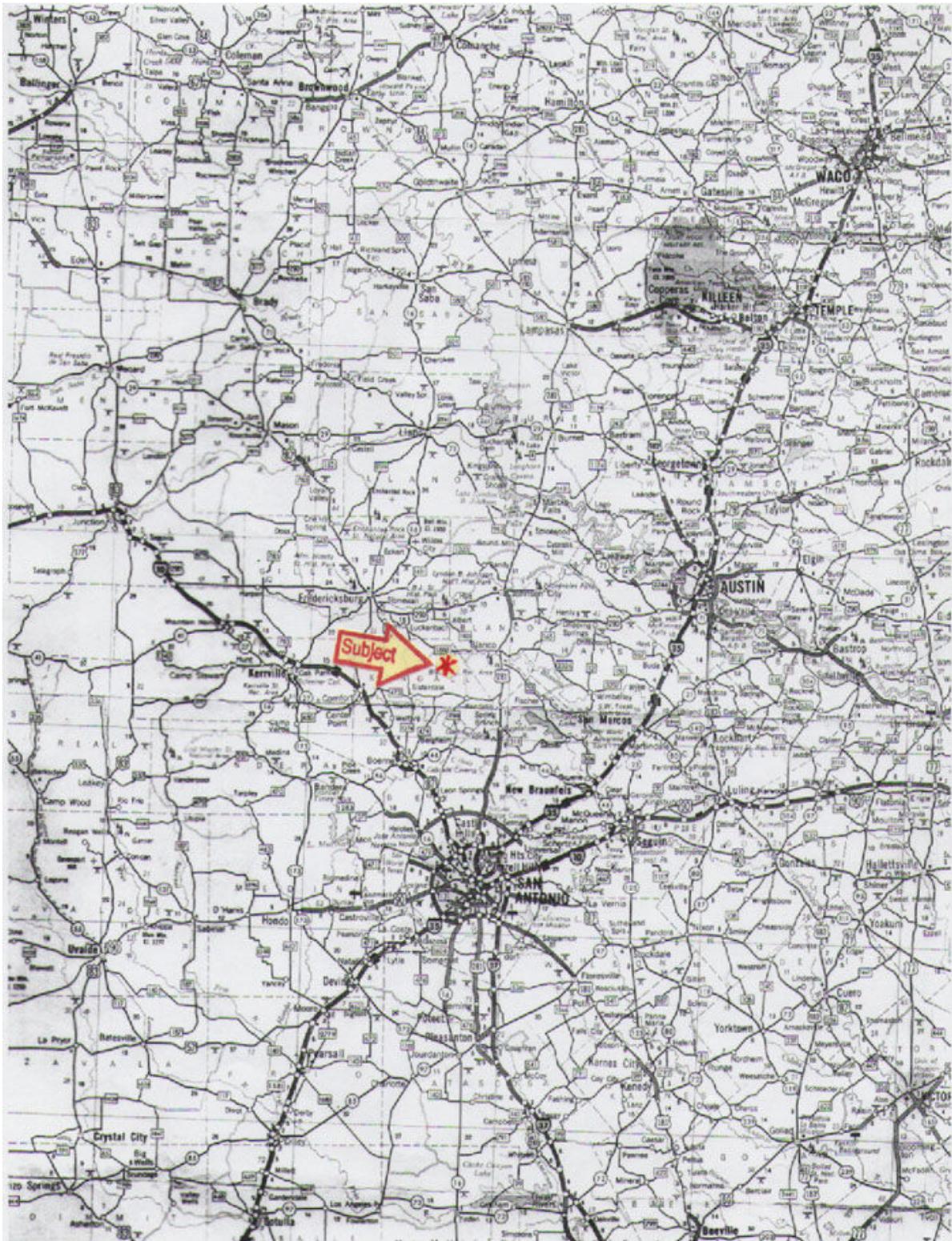
BROKER'S COMMENTS: Small ranches for sale in the Hill Country, such as this one, where you own both sides of a good private stream or river are hard to find (i.e. a river or stream that is designated as non-navigable such as the South Fork Blanco River cannot be legally accessed by the public). This beautiful ranch with its unlimited potential for a permanent home site or a secondary recreational investment is ready for some lucky buyer's discovery. Better hurry on this one!!!

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

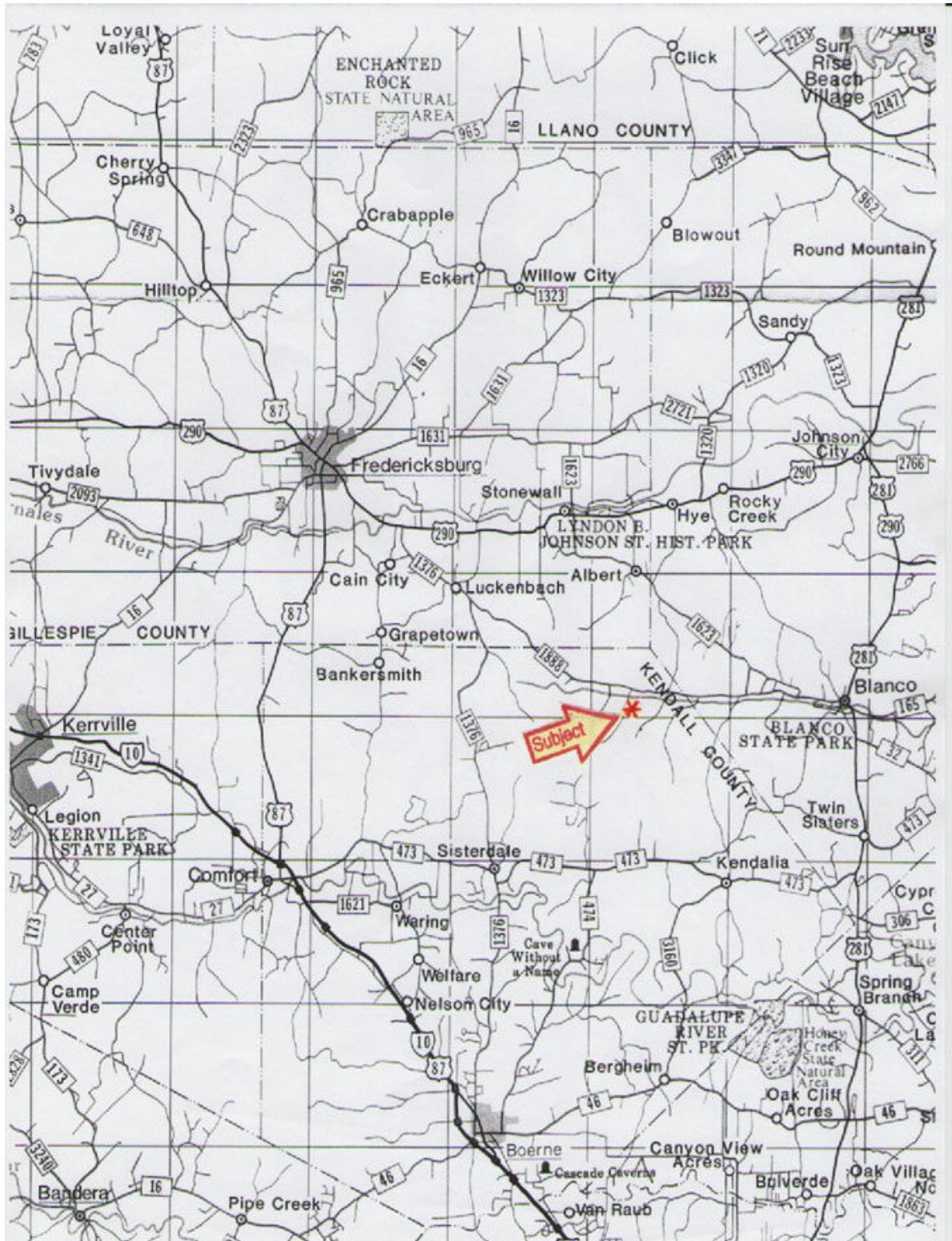
NOTE: This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

MAPS:

TEXAS HIGHWAY MAP



KENDALL COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP

