



HILL COUNTRY MOUNTAIN-TOP RANCH

(Private Mountain Top, Scenic, Views, Heavy Tree Cover, Hwy 281 Frontage, Near San Antonio)

190.947 ACRES

BLANCO COUNTY, TEXAS

Ground Snapshots - Taken in Winter, 2011



LOCATION: This property is located 10 miles south of Blanco, the county seat; 22 miles northeast of Boerne; 25 miles northwest of New Braunfels; 30 miles north of San Antonio; 50 miles southwest of Austin; 180 miles west of Houston; or 265 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This property has always been used for ranching, hunting and recreation. Ownership is now vested in two family members who have decided to liquidate the property and resolve their undivided interest. Accordingly, the property has been placed on the market and it is priced to sell.

METHOD OF SALE: The Owners (Sellers) have given Thornton Ranch Sales exclusive written authorization to sell this property. The sellers will convey the property by General Warranty Deed and provide a Standard Owners Policy of Title Insurance and a current survey.

DESCRIPTION: This is an unspoiled tract of beautiful Hill Country land ideally suited for someone whose desire is to own and create a comfortable country estate within a 30 minute drive of San Antonio or a one hour drive of Austin. Specifically, this property has a private location with excellent access via 683 feet of

frontage on U.S. Highway 281. There are no road easements through the property and no public roads on any boundary line with exception of the highway frontage, thus privacy is assured. Terrain elevations vary from 1,320 to 1,520 feet above sea level. There is one particular plateaued mountain-top located entirely within the property boundary lines that covers approximately 25 acres. This area would be an outstanding location for a house if you happen to like high elevation building sites. Or if you prefer lower elevations there are several excellent valley location building sites. There is a superb tree cover comprised of liveoak, Spanish oak, elm, hackberry, persimmon and cedar. All the essential ingredients are in place to facilitate building an upscale country estate (i.e. easy access, electricity, telephone, and good underground water. This ranch is priced right and will be a great investment for the buyer who desires to create the country place of his/her dreams.

MINERALS, WATER AND AIR RIGHTS: The mineral, water and air rights are believed to be intact. All minerals, water rights and air rights owned by the Seller will be conveyed to buyer. All of said rights are open (not 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.

IMPROVEMENTS: Fenced on all perimeter boundary lines with low fences. One good windmill well and water reservoir. The windmill needs repair and is temporarily inoperative. Electricity and telephone are available.

TAXES: Total ad valorem taxes for CY2010 were only \$436.50 or about \$2.29 per acre, based on the agricultural exemption currently in place.

LOCAL AREA INFORMATION:

Blanco County: <http://www.co.blanco.tx.us/ips/cms/>

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

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

Lyndon B. Johnson National Park and Historic Site: http://www.tpwd.state.tx.us/spdest/findadest/parks/lyndon_b_johnson/

Canyon Lake: <http://canyonlakechamber.com/>

Guadalupe River State Park: http://www.tpwd.state.tx.us/spdest/findadest/parks/guadalupe_river/

San Antonio Visitor Center: <http://www.visitsanantonio.com/visitors/plan/visitor-information-center/index.aspx/>

San Antonio International Airport: <http://www.sanantonio.gov/aviation/>

PRICE: Reduced to \$1,145,682.00* (\$6,000.00 per acre)

* Price to 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. No personal property, equipment or livestock are included in the sale.

TERMS: 2 options as follows:

1. All cash at closing.
2. Any other terms acceptable to OWNER.

BROKER'S COMMENT: This parcel of pretty Hill County land is un-zoned, has no restrictions and lies within the jurisdiction of the Blanco County Commissioners. With both high elevation hilltop land and gentle valley land, this property has great potential for creation of a classic country estate. Or, it is a candidate for development into a small tract subdivision because of its topography, public road access and close proximity to San Antonio

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 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.

MAPS:

TEXAS HIGHWAY MAP (Small Scale)



TEXAS HIGHWAY MAP (Large Scale)



U.S.G.S. TOPOGRAPHIC MAP

