



**HUNTING, RANCHING, RECREATION RANCH**

**(Highway 41 Frontage, Pond, Electricity, Oak Studded, Game Rich, YO Ranch Neighbor)**

**192.88 ACRES**

**KERR COUNTY, TEXAS**

**Ground Snapshots**



**LOCATION:** Located in western Kerr County one mile west of the YO Ranch entry gate on State Highway 41 and 20 miles southwest of I-10 West; or 4 miles east of Garven Store; or 30 miles west northwest of Kerrville, which is the county seat; or 85 miles northwest of San Antonio; or 120 miles west southwest of Austin; or 250 miles southwest of Dallas; or 260 miles west of Houston. All distances are measured straight-line as the crow flies.

**BACKGROUND:** This property is has been in the owner’s family for four generations and was once part of the 10,000 acre Klein Ranch that is/was located adjacent to the famous YO Ranch. The present owner, a great grandson of the original owner, has decided to sell this 192.88 acre parcel out of his larger ranch. The YO Ranch lies about one mile north of this property. This property has always been and still is used for hunting, ranching and recreation.

**METHOD OF SALE:** The Owner (Seller) has given Thornton Ranch Sales exclusive written authorization to sell this fine property. The Seller will convey the property by a Special Warranty Deed, provide a standard Owner’s Policy of Title Insurance and furnish a current/recertified survey. The property is offered for sale for all cash or on an installment sale with excellent financing by Seller as described under the TERMS paragraph below.

**DESCRIPTION:** This beautiful Hill Country ranch is comprised of flat to rolling tree covered terrain with a seasonal creek, cedar cleared pastures and thousands of oak trees. It is located in the highly sought after Divide area of Kerr County. Johnson Fork Creek heads up in the middle of this property and it flows in a northwesterly direction for about 2,000 feet before exiting the ranch. This is a seasonal creek at this point and it should be an excellent location for building a small lake. There is one good stock pond on this property. Excellent potable water from the Edwards and Trinity aquifers underlies this land at a depth of about 525-550 feet. Elevations vary from about 2,265 to 2,345 feet above sea level. The terrain is level to rolling and easily traversable in a two-wheel drive vehicle. The temperature at night is always cool and crisp and about 10 degrees cooler than in San Antonio which is only 85 miles away. Access is excellent with about 1,900 feet of frontage on State Highway 41 which forms the south boundary line of the ranch. Privacy is assured as there are no road easements thru the ranch nor is there a public road on any boundary line except for the highway frontage. Electric service is available from a power line that crosses the property. The property is high fenced on two sides with a low fence on the remaining boundaries. The Divide Independent School District school (kinder thru 6th grade) is located very near this ranch. This ISD is one of the smallest districts in Texas and the total enrollment in this outstanding school is about 25 students. This ranch has an abundance of whitetail deer and turkey, herds of blackbuck antelope and other exotics. This sportsman's paradise is ready for the lucky buyer to build their own ranch house or lodge and put their personal touch on it.

**MINERALS:** The minerals are believed to be 100% intact. All minerals owned will be conveyed to the buyer subject to Seller's reservation of a one-half participating royalty interest in all minerals owned by Seller. The minerals are now leased on an Oil, Gas and Mineral Lease that will expire by its own terms in December, 2010, provided there is no production at that time. Additionally, all water rights and air rights will be conveyed to the buyer.

**IMPROVEMENTS:** The property has electricity available, fenced on all sides, shares one half of a stock pond and most cedar cleared. Telephone and high speed internet service is also available.

**TAXES:** Based on current agricultural use the total ad valorem taxes for calendar year 2009 were approximately \$200. The property will be conveyed to the buyer with said agricultural use designation in place.

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

**PRICE (if sold intact):** \$675,080.00\* (\$3,500 per acre) \* Price to be adjusted based on the actual number of surveyed acres that will be conveyed by a Special Warranty Deed and covered by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by OWNER and Buyer.

**TERMS (3 options as follows):**

1. All cash at closing.
2. 20% or more cash down and OWNER will finance the balance on a first lien amortized note for a term of fifteen (15) years at a fixed interest rate of 6.0% with semi-annual payments. Said note to contain no prepayment penalty and be a non-recourse (no personal liability) note secured solely by the property. Said financing to be subject to OWNER'S approval of Buyer's credit, and until the Note is paid in full there shall be no waste of the Property, no subdivision, nor any strip mining of/on the Property. Said Note to be assumed by any future buyer only with Owner's consent.
3. Any other terms acceptable to OWNER.

**LOCAL AREA INFORMATION:** Additional information on Laredo, Webb County, School Districts, State Parks, the Airport and miscellaneous information can be found on the following web sites:

**Kerr County:** <http://www.co.kerr.tx.us/>

**City of Kerrville:** <http://www.kerrville.org>

**Kerrville Chamber of Commerce:** <http://www.kerrvilletx.com/>

**YO Ranch:** <http://www.yoranch.com/>

**Kerrville Airport:** <http://www.kerrvilleairport.com/>

**Kerr Wildlife Mgt Area:** [http://www.tpwd.state.tx.us/huntwild/hunt/wma/find\\_a\\_wma/list/?id=12](http://www.tpwd.state.tx.us/huntwild/hunt/wma/find_a_wma/list/?id=12)

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

**AIRPORT INFORMATION**The Kerrville airport is located approximately 32 miles southeast of the ranch. The San Antonio International airport is located approximately 85 miles southeast of the ranch.

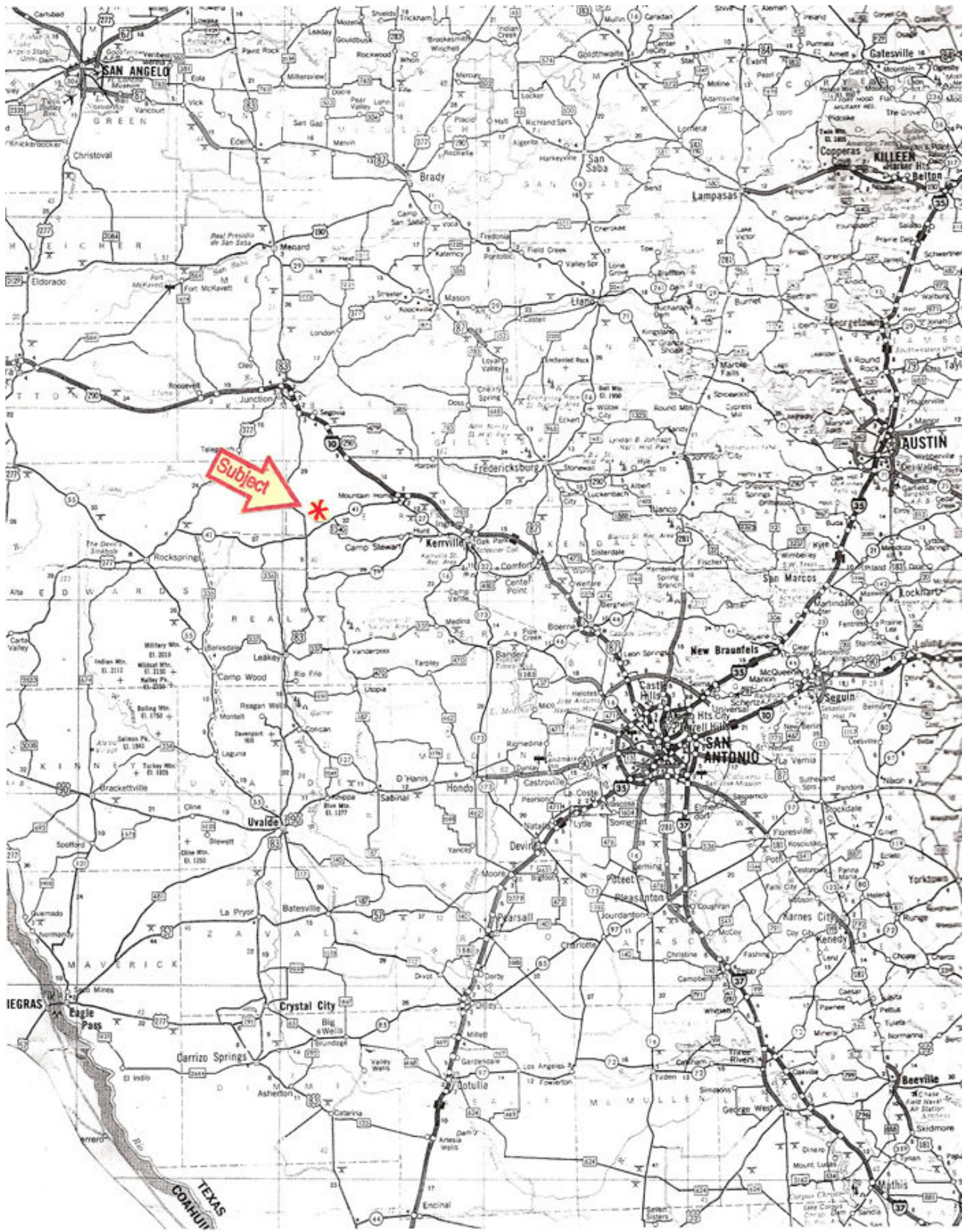
**BROKER COMMENTS AND MISCELLANEOUS INFORMATION:** This pretty ranch is located in a wonderful neighborhood comprised of larger well kept ranches. Additionally, the best homemade beef jerky in Texas is found at Garven Store, a classic old country store located on Highway 41 just 4 miles west of the property. The offering price on this ranch is reasonable and the Seller is motivated to sell. Better hurry on this one!!!!

**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 Frank via email at: [frankcarter220@yahoo.com](mailto:frankcarter220@yahoo.com).

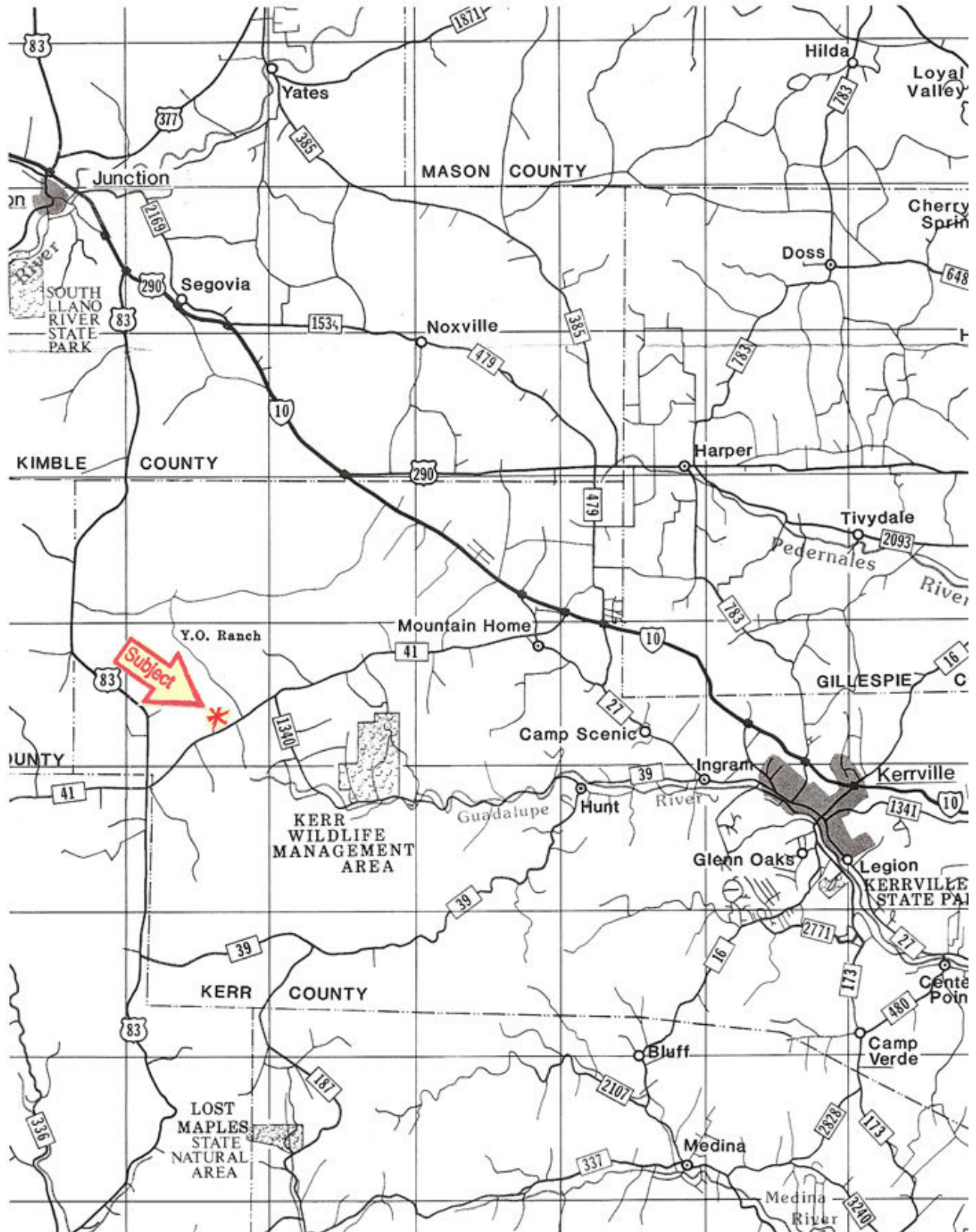
**NOTE:** This offering is made subject to prior sale, change of price or withdrawal from the market at any time. The information contained herein is from sources deemed reliable but is not warranted or guaranteed by Thornton Ranch Sales.

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

TEXAS HIGHWAY MAP (small scale)



HILL COUNTY HIGHWAY MAP(large scale)



U.S.G.S. TOPOGRAPHIC MAP

