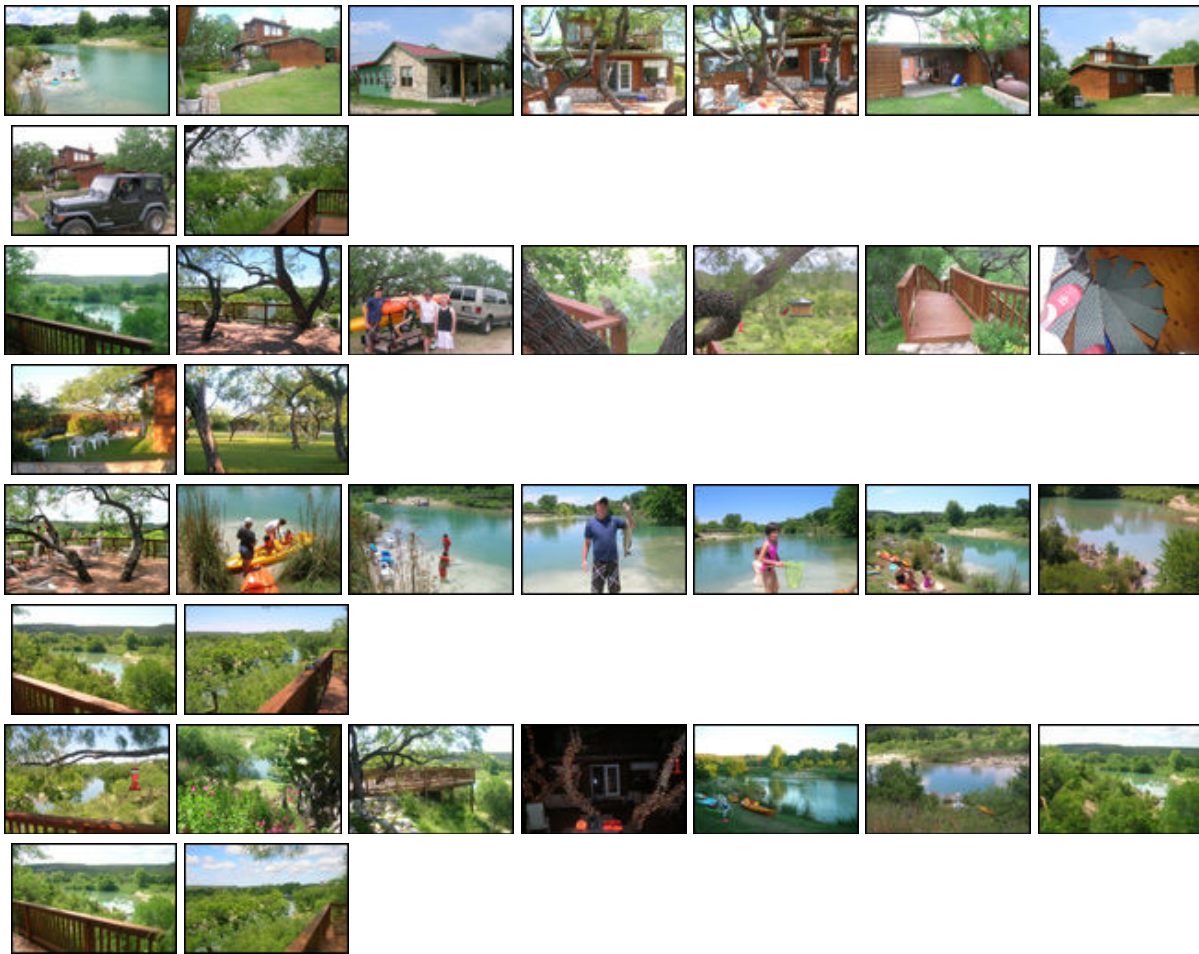
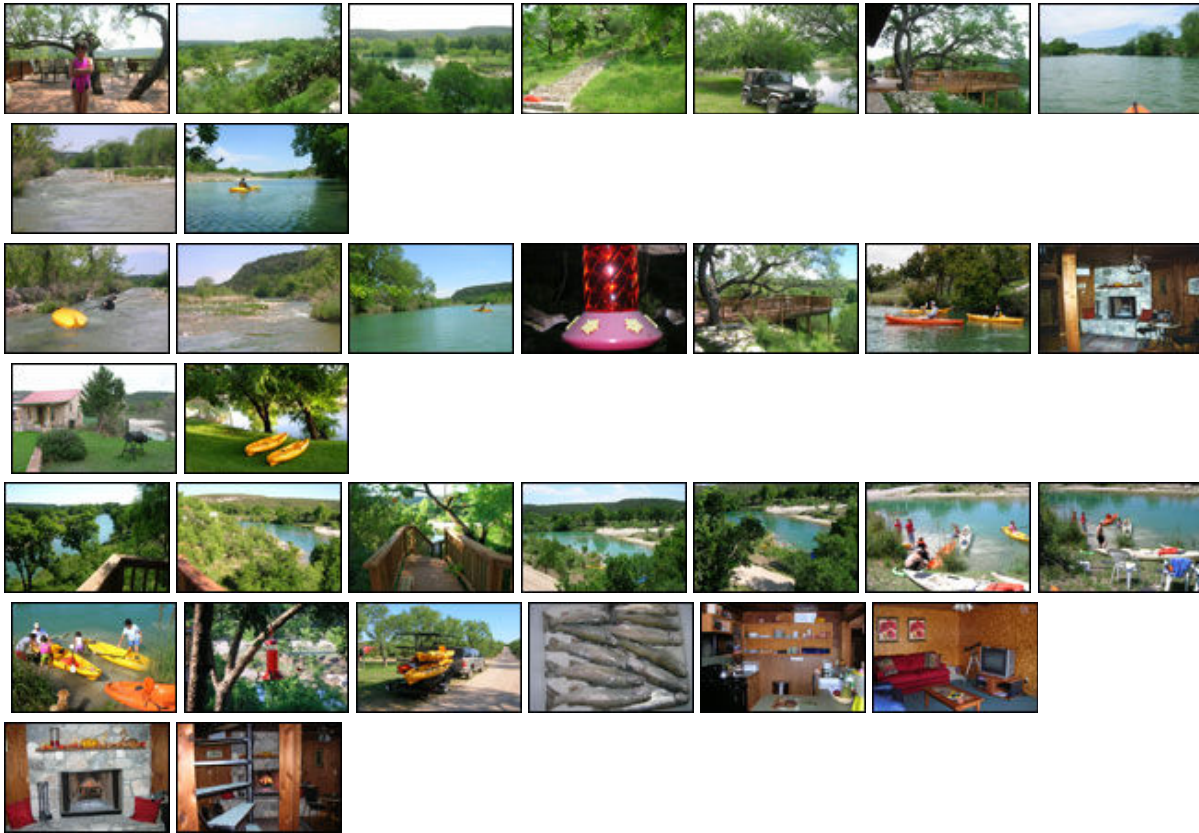




**SOUTH LLANO RIVER HIDEAWAY & RETREAT**  
 (Main House, Guest House, Swimming, Fishing, Kayaking, Boating,  
 Tubing, Birding, Deer, Turkey & Wildlife)  
**3.73 ACRES**  
**KIMBLE COUNTY, TEXAS**

**Ground Snapshots**





**LOCATION:** Located 4 miles south of the South Llano River State Park; or 8 miles south of the pretty town of Junction which is the county seat; or 48 miles north northwest of Kerrville; or 45 miles west northwest of Fredericksburg; or 108 miles northwest of San Antonio; or 128 miles west of Austin; or 240 miles southwest of Dallas; or 275 miles west northwest of Houston. All distances are measured straight-line "as the crow flies".

**BACKGROUND INFORMATION ON THIS PROPERTY:** In the 1930s Mr. and Mrs. Bossman acquired more than 100 acres on one of the prettiest parts of the South Llano River. They built 14 rock cabins along the river frontage and catered to the tourist trade under the name of Bossman Camp. In the 1970s the camp property was divided and sold to private individuals, most of whom had spent many memorable summer vacations at the camp. The current owners of two of the adjacent cabins are Len, who is a real estate agent, and his wife Linda Thornton. They are the second owners of this particular 3.73 acres since the camp was divided and sold to private owners.

**METHOD OF SALE:** The Owner (Seller) will convey the property by a General Warranty Deed, provide a current survey and pay for a standard Owner's Policy of Title Insurance. The property is offered for sale with or without furnishings and personal property included as hereinafter described.

**DESCRIPTION:** This unique and beautiful property has a multitude of highly desirable characteristics. Specifically, it has 231.02 feet of very useable frontage on the prized and spectacular South Llano River. A natural river access point located on this property facilitates easy launching and recovery of kayaks, canoes, tubers and swimmers. A particularly outstanding feature is that the property is located at about the midway point on a .6 mile long deep water hole where the water level seldom varies more than 2 or 3 inches and the current is very, very gentle. It is almost like having a large swimming pool, but you don't have to maintain the pool because mother nature does it for you with clear spring-fed water most of which originates on the 700 Springs Ranch located a few miles upstream. The property is located only a ten minute drive from the Kimble County seat town of Junction with its restaurants, shopping, motels, and grocery, hardware and feed stores. Access is excellent with frontage on both a state highway and a county

road as shown on the attached U.S.G.S. Topographic Map. This turn-key offering includes a main house and a guest house, both of which have been recently remodeled to include new metal roofs, decks and flooring. Both the main house and the guest house have great character as the original rock cabins that were built in the 1930s are incorporated therein. The main house has new central heat and air and the guest house has new window air conditioning. The two houses are served by a septic system that was recently enlarged and modernized. The two houses are located very near the river on the high bank side of the river and the view, up, down and across the river is fantastic. An 8,353 acre ranch located directly across the river from this property provides a feeling of pristine natural surroundings and it is loaded with wildlife for your viewing pleasure. Access to the river is excellent via two sets of steps and a 4-wheel drive road for vehicles, kayak/canoe trailers, etc.. A new water well installed two years ago produces 17 gallons per minute and will run up to 5 rotating yard irrigation sprinklers simultaneously for as long as you want to run them (and the water is free). There is an excellent cover of trees (oak, mesquite, cedar, hackberry, persimmon, and agarita) on that part of the property located between the highway and the river. There is also an outstanding population of wildlife including deer, turkey and birds throughout the neighborhood. An automatic feeder located near the main house consistently draws a good show of game each time it dispenses food three times a day. This property may fill your needs if you are searching for prime Hill Country river front property with recently renovated improvements, easy access, good neighbors and multiple water sporting options/activities.

**MINERALS:** Minerals are believed to be intact and all minerals owned will be conveyed to the buyer. There is no mineral production nearby and the minerals are not now leased.

**RECREATION, KAYAKING, CANOEING, SWIMMING, TUBING, FISHING, BIRDING, WILDLIFE OBSERVATION AND INDIAN ARTIFACTS:** All these activities are available from this property at your option. The South Llano River is one of the best rivers in the United States for Canoes and Kayaks. Trips varying in length from 2.7 to 6.8 miles in length are available by putting in upstream and taking out at this property. Or if you desire a longer trip of about 15 miles with only two portages, you can put in at a highway crossing 6.8 miles upstream from this property and take out at Junction. The river is ideally suited for wading, swimming and tubing by people of all ages. The fishing for largemouth bass, catfish (blues, yellow, & channel), and several species of perch is unsurpassed. The Texas Parks and Wildlife Department releases catching size trout in the river twice a year. The river is exceptionally well suited for rod and reel fishing, fly fishing, top water casting, or cane pole fishing from either the bank or from gravel bars that extend into the water, or from boats and floats. Bird watching is superb year round and you can observe dozens of humming birds simultaneously during the summer months if you keep 4 or 5 feeders filled with food. Additionally, there are doves, quail, robins, blue birds, red birds, a whole range of water birds, and miscellaneous seasonal birds of every description. Also there is a prolific game population comprised of whitetail deer, turkey, squirrels, rabbits, fox, bobcats and armadillos throughout the local area. Arrow heads and miscellaneous Indian artifacts can be found on this property. And if you prefer a more sedate form of recreation, you can sit on the deck at either house with your binoculars and be entertained by scoping for deer, turkey and wildlife up and down the river and on the large ranch located directly across the river. The stargazing at night is unsurpassed. The night sky is so clear that you can see the milky way and other constellations like you have never seen them before. Another favorite form of recreation is basking in front of a blazing fire in the large rock fire place on a cold winter night.

**POSSESSION:** Possession subject to no leases of any kind shall be given on the day of closing and funding if the furnishings and personal property are included in the sale. If furnishings and personal property are not included in the sale, possession shall be given at 5:00 p.m. C.S.T. five days after the date of closing.

**IMPROVEMENTS:** MAIN HOUSE: (2,285 sq. ft.) 3 B.R., 2 Bath, 1 large wood burning fireplace, upper and lower decks overlooking the river. GUEST HOUSE: (7B00 sq. ft.) 1 B.R., 1 Bath & kitchen, 1 deck overlooking the river. CARPORT/GARAGE: (504 sq. ft.) with enclosed storage room. New water well. Satellite TV, electric service and land line telephone service are available and in place.

**LIST OF FURNISHINGS AND PERSONAL PROPERTY (available for sale over and above the**

**offering price):**

NUMBER	ITEM
4	Lay-Z-Boy Sofa Beds
1	Lay-Z-Boy Ottoman
1	Fouton bed/couch
1	Bunk bed set with mattresses
1	Queen size bed and mattress
3	Coffee Tables
1	Dining Table with 6 chairs
1	Kitchen Table with 4 chairs
2	Bar Chairs
1	Small round table with 2 chairs
2	Storage cabinets
3	Storage shelves
1	Gas cook stove
1	Electric Cook-Top Range
3	Refrigerators
1	Fireplace tool set
1	Antique wardrobe
1	Deck Table with 6 chairs
8	Chairs (on deck)
1	Bar-B-Q Grill (gas)
1	Clothes Washer
1	Clothes Dryer
1	Yard Table with 2 chairs
1	Sweeny Deer Feeder, solar power, 300 lb. capacity
5	Garden Hose and Sprinkler sets
1	Riding Lawn Mower (Sears)
1	1998 Jeep Wrangler, 4 cyl, 4X4, manual shift
1	Canoe/Kayak Trailer (carries 8 canoes)
3	Wilderness sit-on-top Kayaks (two one-man and one two-man)

**PRICE (with personal property and furnishings included in the sale):** ~~\$795,000.00~~ \$595,000.00

**PRICE (with personal property and furnishings not included in the sale):** ~~\$775,000.00~~ \$575,000.00

**TERMS:** All cash at closing.

**ADDITIONAL LOCAL AREA INFORMATION:** Comprehensive and specific information about Kimble County and the city of Junction, the South Llano River and the South Llano River State Park can be found on the following web sites:

<http://www.junctiontexas.net> (click to open this Kimble County Chamber of Commerce web site. Then click on "Things to Do" at top left side of the Home Page. This will open specific information on Hunting, Fishing, Birding, Canoeing, Hiking, Golf, Parks, Shopping, Llano River, etc)

<http://southwestpaddler.com/docs/llano3.html> (gives detailed information on South Llano River)

[http://www.tpwd.state.tx.us/spdest/findadest/parks/south\\_llano\\_river](http://www.tpwd.state.tx.us/spdest/findadest/parks/south_llano_river) (gives detailed information on the South Llano River State Park and Walter Buck Wildlife Management Area which is located four miles downstream from this property)

**MISCELLANEOUS & AIRPORT INFORMATION:** Attractions found in Junction include fine restaurants, grocery stores, feed stores, hardware stores, bakeries, campgrounds and lots of friendly people. Kimble County Airport is located one mile north of Junction or only 9 miles north of this property. The airport has a

5,000 foot lighted asphalt runway and fuel & services are available.

**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 Frank via E-Mail: [frankcarter220@yahoo.com](mailto:frankcarter220@yahoo.com).

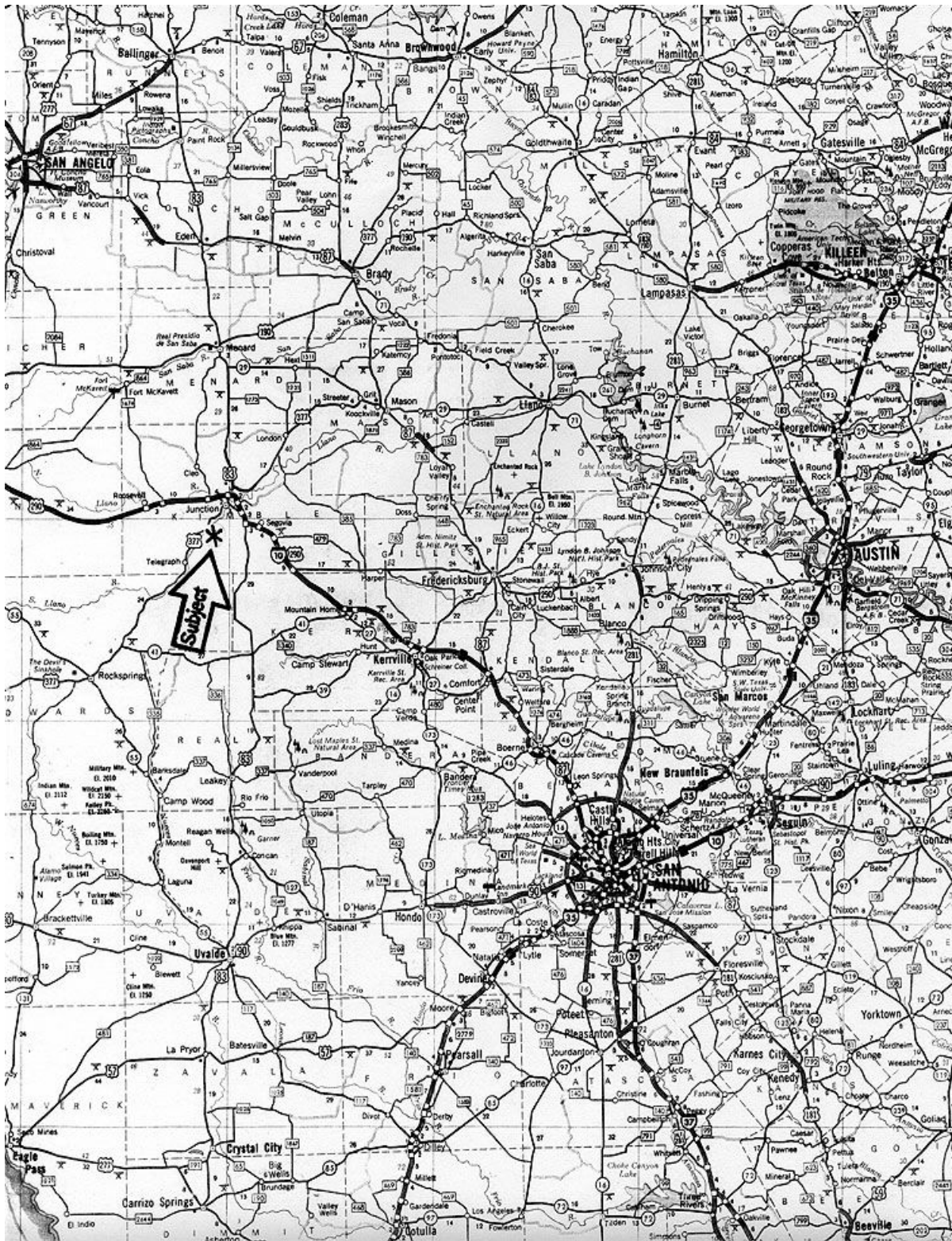
**NOTE:** This offering is made subject to prior sale, change of price, or withdrawal from the market at any time. The information contained herein is from sources deemed reliable but is not warranted or guaranteed by Thornton Ranch Sales.

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

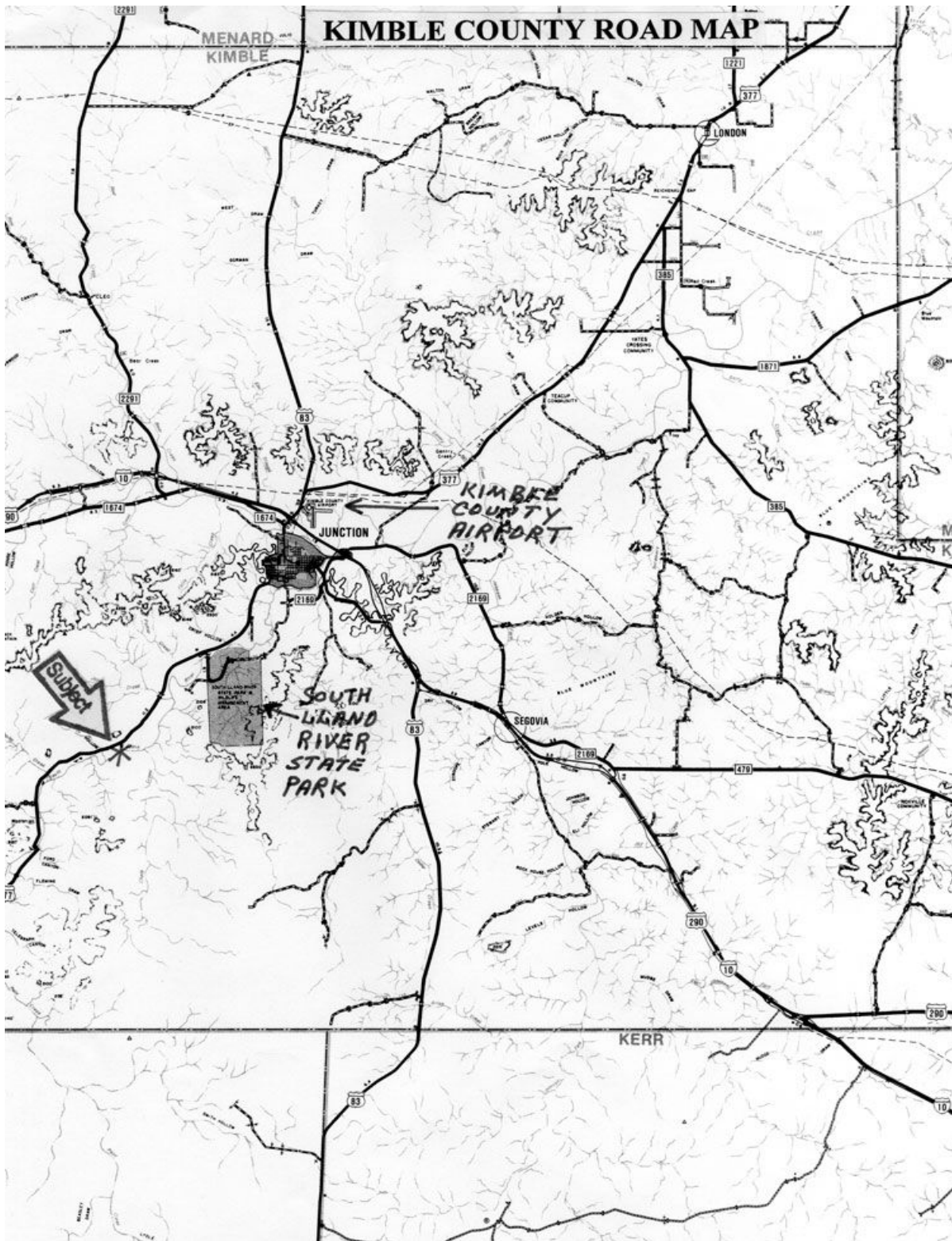
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MAPS:

TEXAS HIGHWAY MAP



KIMBLE COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP

