



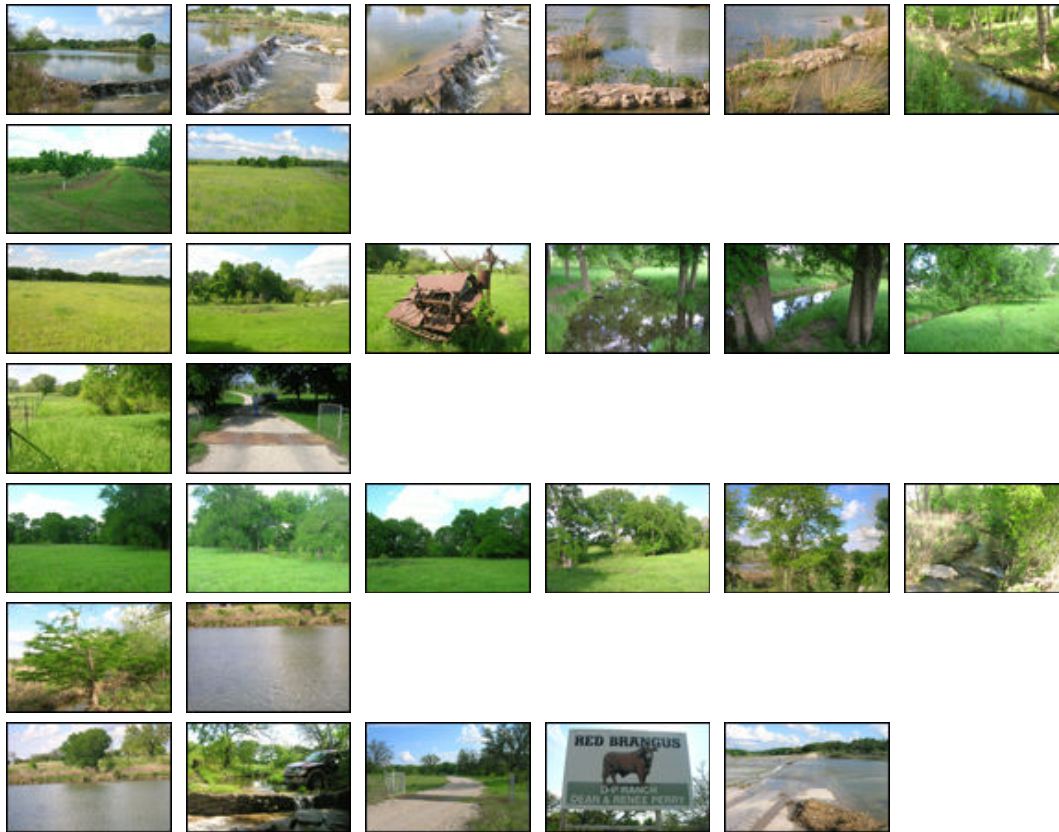
BEAUTIFUL HILL COUNTRY ESTATE SITE

(Scenic, Upscale Neighborhood, Pedernales River Frontage, Cypress, Pecan, Oak and Elm Trees, Awesome Views, Vineyard or Orchard Site, Located Between Fredericksburg and Kerrville)

31.18 ACRES

GILLESPIE COUNTY, TEXAS

Ground Snapshots



LOCATION: Located in the heart of the Hill Country 11 miles west southwest of Fredericksburg, which is the county seat; or 16 miles north of Kerrville; or 65 miles northwest of San Antonio; or 80 miles west of Austin; or 225 miles west of Houston; or 230 miles southwest of Dallas. All distances are measured straight-line as

the crow flies.

BACKGROUND INFORMATION: This pretty land was once part of a 23,000 acre spread put together in the late 1800s by Gilbert Morris, a New York businessman who owned what is now the borough of Queens. His objective was to breed and raise race horses. Mr. Morris's horse project faltered when Texas law was changed to prohibit horse race betting and in 1902 the ranch was sold off in large parcels to local ranchers. About ten years ago one of these larger ranches was subdivided into estate size tracts and marketed as Pedernales River Estates. Reasonable restrictions designed to maintain the value of the tracts were established. The present owners, a San Antonio couple, purchased two of the tracts and this particular 31.18 acre tract is one of those tracts. The Owner will consider financing for as little as 10% cash down as hereinafter described in the TERMS paragraph.

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. A survey plat satisfactory to the title insurance company will also be provided.

DESCRIPTION: This is the kind of property that makes a great impression on you when you first see it. The land has a clean, well kept, park-like appearance and it is located in a good Texas Hill Country neighborhood not too far from Fredericksburg and Kerrville. And as you spend more time inspecting this land you begin to see its many potential uses. Specifically, approximately two-thirds of the property has moderately rolling terrain, is basically cleared of trees and is comprised of deep fertile sandy loam soil that is ideally suited for an orchard, a grape vineyard, crops, a garden, a flower farm, a golf course or whatever suits your desire. This property has 409.2 feet of frontage on the beautiful Pedernales River with the property boundary line being the middle of the river. There is an antique man-made rock dam built across the river near the midway point of the river frontage. Thus the upstream frontage is on a nice lake created by the dam and the remainder is fast water flowing over a rock bottom. Said dam was constructed in such a way that part of the normal flow of the river was diverted into a sluice on the lake/river frontage for the purpose of providing water power for a mill or machinery of some unknown type, perhaps a cotton gin. Today the sluice stream continues to flow at a snappy pace as shown in the snapshots included in this sale brochure. Also, for your information, the Pedernales River at the point fronting this property is designated as a "non navigable river" by the State of Texas. Accordingly, the public has no legal access to the river thus insuring a greater degree of privacy. In addition to the river there is a picturesque seasonal creek that runs thru this property for a linear distance of 1,200 feet and enters the river near the above described sluice. This creek might be an ideal location for small (2-4 acre) lake if so desired. Toward the back of the property there several ideal building sites with fantastic views of the surrounding countryside. There are reasonable building restrictions that will insure preservation of the present upscale character of the area as well as protect future property values. Access is convenient via an all weather county road that traverses the property for a distance of about 600 feet and dead ends into a large ranch 1.5 miles to the west. The terrain is gently to moderately rolling with elevations varying from 1,710 to 1,770 feet above sea level. The entire property is easily traversable in a two wheel drive vehicle. For the money we believe this is the most attractive offering available in the Fredericksburg-Kerrville-Boerne area of the Hill Country for like kind land. This little ranch is priced right and will be a great investment for the buyer who desires to experience country living at its finest.

WILDLIFE, FISHING, BIRDWATCHING, and RECREATION: An abundance of wildlife including whitetail deer, turkey, dove, quail, birds and varmints of every description are found throughout the area. The fish population in the Pedernales River is reported to be spectacular and includes bass, catfish and perch. The river and the lake formed by the dam are great for fishing, swimming, tubing, kayaking and canoeing. The land is ideally suited for horse riding and hiking as the soil is a deep sandy loam that is virtually free of rocks. Conditions and the opportunity for bird-watching are superb. If you enjoy Mother Nature, flora and fauna, and being outdoors in an unspoiled natural setting, then you will truly be attracted to this fine property.

MINERALS, WATER AND AIR RIGHTS: It is believed that the Owner owns all the mineral, water and air rights on this property. All rights owned will be conveyed to the buyer subject of the Owners' reservation of a one-half (50%) non-participating royalty interest in all minerals owned.

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 the Seller shall have 30 days after closing to remove all personal property and livestock from the Property.

IMPROVEMENTS: The Property is fenced on all perimeter boundary lines. There is a good internal road system. There are no other improvements. Electric and telephone service are available.

TAXES: Total ad valorem taxes for 2009 were \$33.44 or only \$1.07 per acre, 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 nearby towns and points of interest may be found on the following websites:

Fredericksburg Visitors and Convention Bureau: <http://www.fredericksburg-texas.com/>

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

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

Kerrville Convention and Visitors Bureau: <http://www.kerrvilletexascvb.com/>

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

Boerne Convention and Visitors Bureau: <http://www.visitboerne.org/>

Kerr Wildlife Mgt. Area: http://www.tpwd.state.tx.us/huntwild/hunt/wma/find_a_wma/list/?id=12

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

Lyndon B. Johnson 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/

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

PRICE: \$498,880.00* (\$16,000.00 per acre). * Price to be adjusted based on the actual number of surveyed acres that will be conveyed by a General Warranty Deed and insured by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by OWNER and Buyer. No livestock, rolling stock, equipment or personal property is included in the sale.

TERMS: (Two Options) 1. Financing by Seller: 10.00% down with the balance to be financed by OWNER on an amortized non-recourse 30 year Note with monthly payments at an interest rate equal to the Federal Funds Rate plus 4.5% with interest rate adjustments to be made when the Federal Funds Rate changes at 1.0% increments, up or down. Said Note to contain a prepayment penalty of 5.0% if paid off in first year of the note, 4.0% if paid in second year, 3.0% if paid of in third year, 2.0% if paid off in fourth year, and/or 1.0% if paid off in the fifth year of the Note and with no penalty if paid off after five years from the date of the Note. Said financing to be subject to OWNER'S approval of Buyers credit 2. Any other terms acceptable to OWNER.

AIRPORT INFORMATION: Gillespie County Airport located at Fredericksburg is located 11 away. It has a 5,001 foot asphalt, lighted runway and aviation gas and jet fuel are available. It is 16 miles to Kerrville Municipal/Luis Schreiner Airport and San Antonio International Airport, (nearest commercial service) is 65 miles to the southwest.

BROKER COMMENTS: If you have been searching for that perfect little piece of Texas Hill Country land that is priced right, has live water, awesome views, great wildlife, privacy, good tree cover, excellent soil, easy access and that is located in an upscale area protected by reasonable restrictions, then search no more as you have found it. We will be standing by to hear from you and we will support you in every possible way.

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.

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.

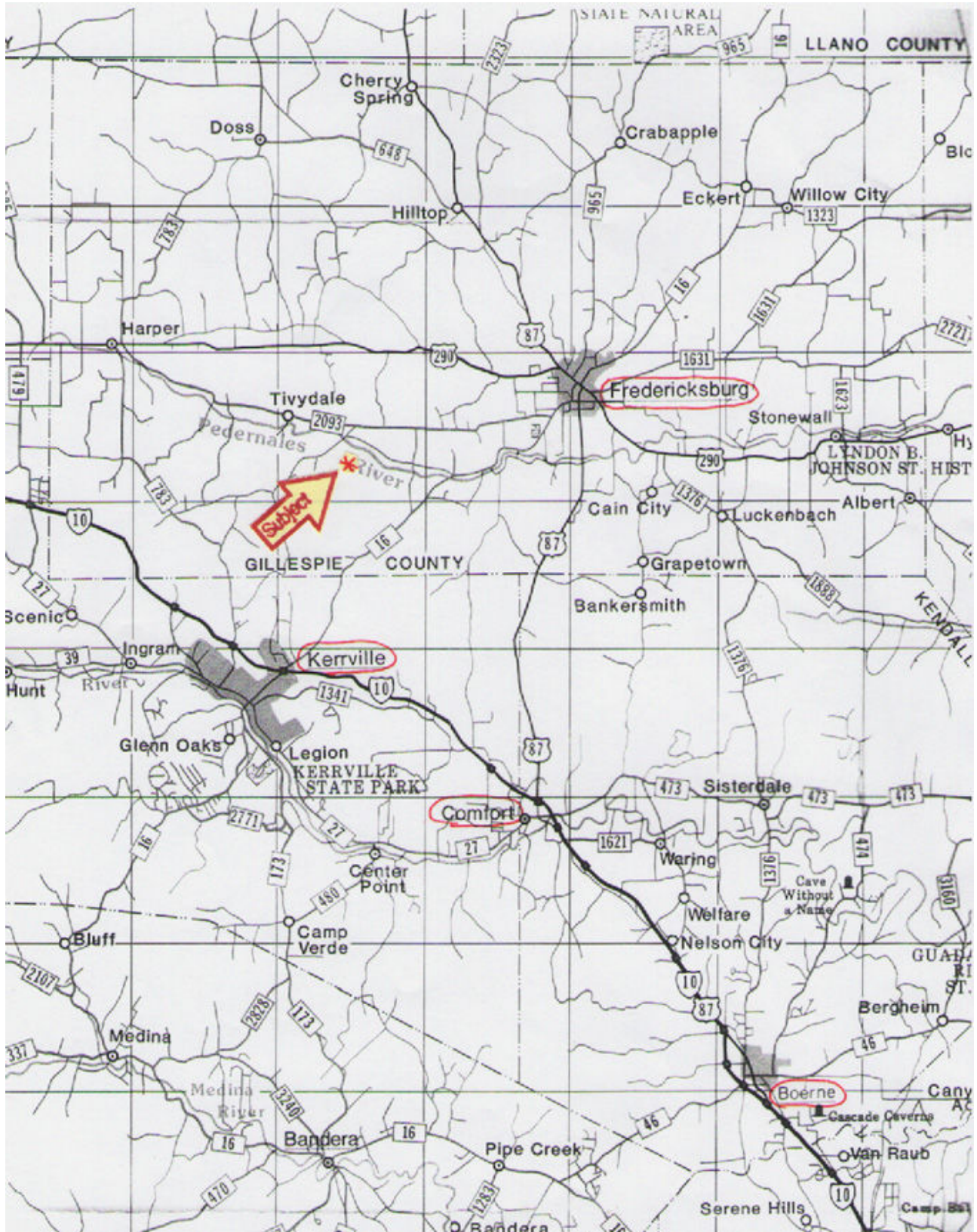
[For more information on this property see our Invitation to Buyers.](#)

MAPS:

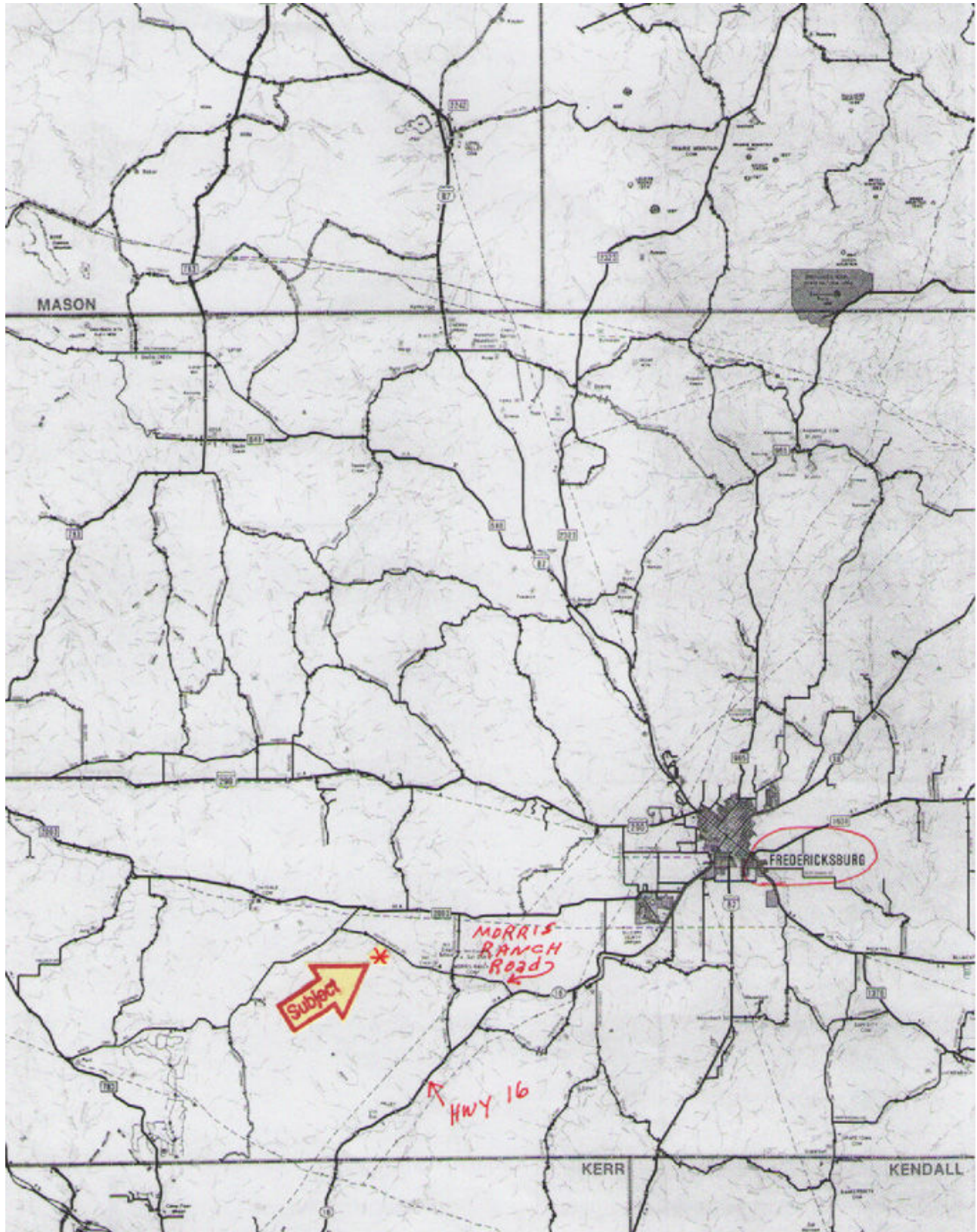
TEXAS HIGHWAY MAP



HILL COUNTRY ROAD MAP



GILLESPIE COUNTY MAP



U.S.G.S. TOPOGRAPHIC MAP

