



SMITH RANCH & MOBILE HOME PARK - SOLD

(Hill Country Development land: Liveoaks, Deep Fertile Soil, Highway Frontage)

59.5 ACRES (more or less)

BLANCO COUNTY, TEXAS

Aerial Snapshots



Ground Snapshots





BROKER'S COMMENT: Not often in today's market do you find choice, reasonably priced Hill Country land located near a small progressive developer friendly town located within a 45 minute drive of both Austin and San Antonio. This beautiful live oak tree studded property has 1500 feet of highway frontage. Because of its strategic location this land has multiple potential uses over and above the existing mobile home park and livestock farming operation. This unique property is priced right and the Sellers are ready to perform. The opportunity exists for an expanded mobile home/manufactured home park operation or complete removal of the twelve space mobile home park and conversion to a showplace of your choice.

LOCATION: Located in the "golden triangle" one mile south of Blanco; or 15 miles south of Johnson City which is the county seat; or 30 miles southeast of Fredericksburg; or 35 miles south of Marble Falls; or 43 miles southwest of Austin; or 44 miles north of San Antonio; or 185 miles northwest of Houston; or 210 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND: This land has been owned by the same family since 1949 with current ownership being vested in a Family Limited Partnership. All of the partners have agreed in writing to sell the property as represented herein. One of the family members now manages the 12 space mobile home park. The grazing rights on approximately 50 acres of the land have been leased to a local rancher/cattleman for many years. This grass lease may be terminated at any time upon 90 days notice be either the Lessor or the Lessee. The Seller's strict and professional management of this property has kept it in outstanding agricultural and environmental condition.

METHOD OF SALE: The Owners (Sellers) have given Thornton Ranch Sales exclusive authorization to market this property. They will convey the land by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance, and provide a new survey of the property. This property is offered intact for all cash or on any other terms acceptable to the Seller.

DESCRIPTION: This beautiful multi-use Hill County jewel has an abundance of positive characteristics and very few or no negatives. **Positives:** Superb access with 1,500 feet of frontage on paved Ranch Road 32; Prime location less than one mile south of Blanco and one-half mile east of State Highway 281; An abundance of huge and healthy live oak trees; No cedar trees; Gently rolling useable land with elevations varying from 1,335 to 1,385 feet above sea level; Awesome views; This property is blessed with deep clay loam topsoil about 42 acres of which is now in established native, introduced and coastal bermuda grass pastures; The entire 59.5 acres has excellent topsoil ideally suited for vineyards, orchards, flower farms, lavender fields, green houses, gardens, improved grasses, row crops, vegetables or you name it; Excellent potable underground water from two water wells equipped with electric submersible pumps; These wells are about 300 feet deep with a static water level of 150 feet; A third good well has been drilled but it is not yet completed; Ideal location for a large man-made lake if that should be your desire; Two minute drive to a well stocked Super S grocery store; three minute drive to the Blanco State Park with its swimming holes located on the crystal clear spring fed Blanco River; Less than a one hour drive to Austin/San Antonio; Outstanding investment property for immediate residential or commercial development (the Blanco city limit was recently extended to less than one mile from this property); Located in a progressive forward thinking community blessed with outstanding city and county leaders (the citizenry recently approved a multi-million dollar bond issue for construction of new schools); The city of Blanco is a small friendly town of about 1,500 population; **Negatives:** None that this broker is aware of or has identified during my working of the Blanco and surrounding county areas for the past twenty-eight years.

MOBILE HOME PARK OPERATIONS The Oaks Mobile Home Park operation is located on 8.37 acres and is

comprised of twelve rentable spaces. Said spaces are rented on a month to month basis and are terminable by either Tenant or Landlord upon 30 days written notice. No pets are allowed and the Tenant is responsible for yard maintenance on his lot. Specifics regarding park operations, regulations and rental space lease agreements will be provided by Broker upon request. 100% rental occupancy is the normal status for this peaceful oak tree studded mobile home park.

MINERALS: The minerals are believed to be intact and all the minerals owned will be conveyed to the buyer. There is no production on the property nor is there any oil or gas production in Blanco or any of the surrounding counties. The minerals are not now leased.

IMPROVEMENTS: Rock Headquarter house built in 1954 (2,073 sq. ft.) with two bedrooms and two baths. Five year old manufactured home (2,360 sq. ft.) with four bedrooms, three bathrooms and a large deck. Twelve space mobile home park. Livestock barn. Concrete block barn once used as a dairy barn and since converted to a quilting barn/storage facility. Recently restored livestock pens. Perimeter fences and cross fences. Good road system. Telephone and electric service are in place.

TAXES: Based on current agricultural use on 51.13 acres and mobile home park use on 8.37 acres the total ad valorem taxes for calendar year 2005 were only \$2,300.00. The property will be conveyed to the buyer with agricultural use in effect on said 51.13 acres.

POSSESSION: Possession of the Property, subject only to the following, shall be delivered to the buyer on the date of closing and funding:

Grazing Lease: A Grazing Lease that is terminable by either Lessor or Lessee upon 90 days written notice.

Mobile Home Rental Space Leases: Up to twelve Rental Space Leases, each terminable upon 30 days written notice by Landlord or Tenant (except for new tenants who may have up to a six months fixed term lease for the first six months of their occupancy).

Seller shall have 5 days after closing to vacate the main rock headquarters house and the manufactured home occupied by one of the Seller family members.

PRICE: : \$710,000.00 * (\$11,932.77 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. Said price shall include the mobile home park business. Said price shall not include any equipment, rolling stock, personal property, fowl or livestock.

TERMS: (two options as follows):

All cash at closing.

Any other terms acceptable to OWNER.

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.

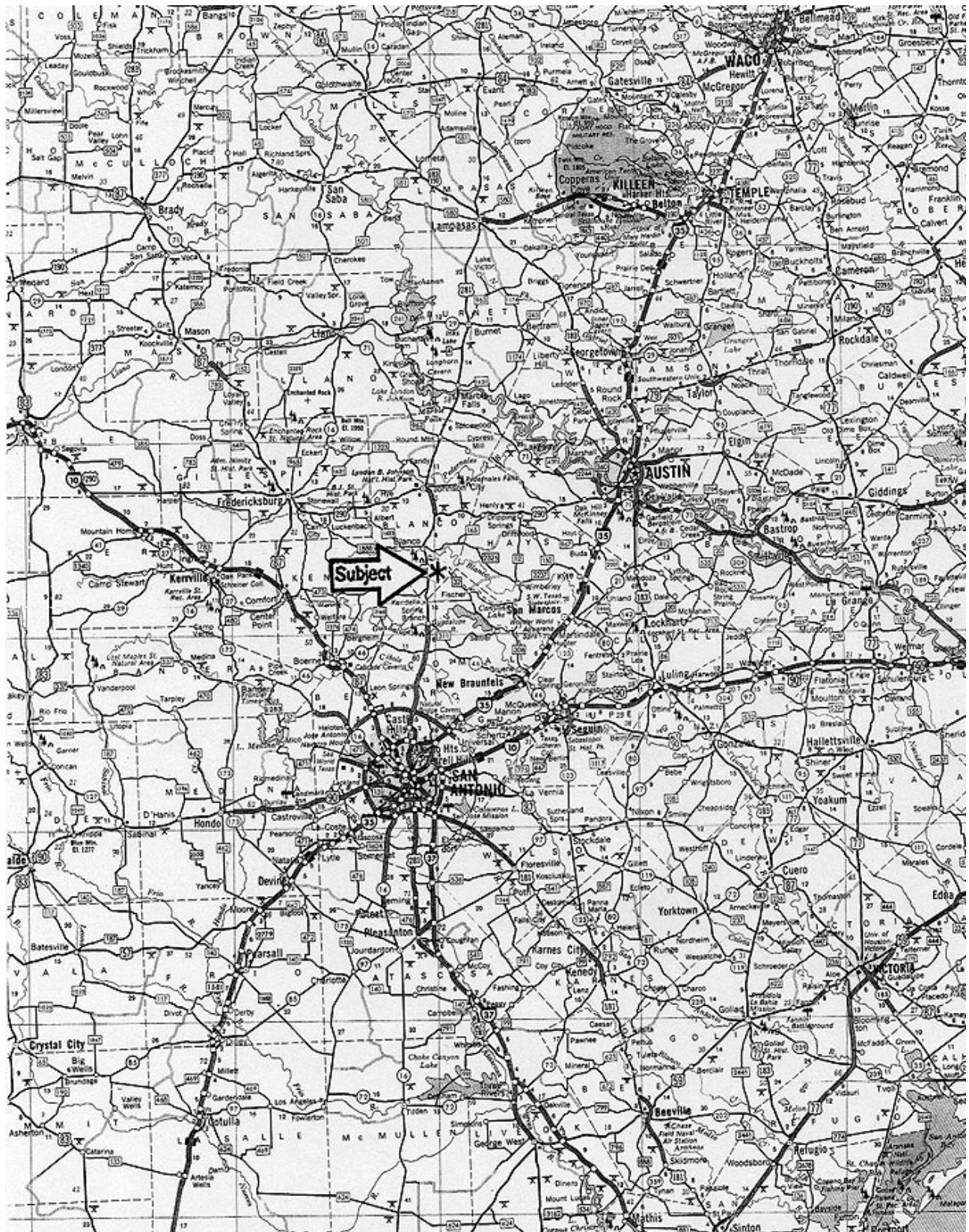
SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: Frank Carter at (956) 740-4849 at any time for showing coordination, service and support. Or contact Len via E-Mail: frankcarter220@yahoo.com.

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

MAPS:

[TEXAS HIGHWAY MAP](#)



[BLANCO COUNTY ROAD MAP EXCERPT](#)

EXCERPT OF BLANCO COUNTY ROAD MAP
(Showing location of SMITH RANCH & MOBILE HOME PARK)

