



GRAPE CREEK RANCH - SOLD

(2 Live Streams, Pecan Bottom, End of Road, Deer, Turkey, Hogs, Birds, Fish, Minerals)

664 ACRES

BLANCO COUNTY, TEXAS

Aerial Snapshots



Ground Snapshots





(Click thumbnail for larger version)

LOCATION: Located on North Grape Creek 9 miles northwest of Johnson City which is the county seat; or 10 miles east of Willow City; or 20 miles southwest of Marble Falls; or 23 miles northeast of Fredericksburg; or 42 miles west of Austin; or 55 miles north of San Antonio; or 170 miles west northwest of Houston; or 225 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This beautiful property was once part of a much larger family ranch, the remainder of which still joins the property. The present owner is only the second owner within the last 100 years. The property has always been used for ranching, hunting and recreation.

METHOD OF SALE: The Owner (Seller) has given Thornton Ranch Sales 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 survey. No livestock or personal property will be included in the sale.

DESCRIPTION: This pristine Hill Country ranch has all of the characteristics sought by most buyers/investors. There are many and varied positive features including both sides of two spring-fed, crystal clear, rock-bottom streams. Specifically, North Grape Creek traverses the ranch for about .5 mile. The beauty of this spectacular stream is verified by the snapshots in this brochure. There are wonderful fishing holes, swimming holes, pools, waterfalls, and lots of fast water. This stream is also great for tubing, canoeing and kayaking. Huge pecan trees and rich bottomland soil flank both sides of this exceptional stream. A second spring-fed, rock-bottom stream, White Oak Creek, traverses the property for about ¾ of a mile. It is much smaller but just as pretty as the larger stream and it has outstanding potential for construction of several small dams and lakes. An old rock fireplace chimney located in a pretty setting adjacent to this creek indicates it was the site of an early settler's cabin (if only this old chimney could talk----). The highest hilltop, which has several ledge type caves, is named Cave Mountain on the U.S.G.S Topographic Map covering this area. Terrain elevations vary from about 1,275 to 1545 feet above sea level. Consequently, the views from the higher elevations will take your breath away. There is about 15 miles of good pasture roads on the property and most points are easily accessible in a two wheel drive suburban or pickup truck. After clearing all of the cedar (except in the draws and steeper hillsides) there remains a

beautiful cover of post oak, live oak, Spanish oak, persimmon, elm and pecan trees. The entire ranch is enclosed in a good perimeter fence and there are no internal cross fences. This ranch is remote yet very easily accessible in that it lies 1.9 miles off a quiet paved Farm to Market road. The all weather crushed granite access road is superior to most county gravel roads and there are no gates or obstructions between the highway and the property. Peace, quiet and privacy are assured by the end of the road location and the total absence of adjacent sub-divisions. There is an outstanding population of wildlife including deer, turkey, dove, quail and hogs. There is an excellent site for a properly oriented (northwest-southeast) airstrip 3,150 feet in length. Electricity is available from an electric power line that traverses the property. As indicated by neighboring water wells there is ample potable underground water available from a reasonably shallow depth. There is a pipeline easement on the property which offers no disadvantages except that construction is not allowed within the right-of-way. This ranch should fill your needs if you are searching for quality, scenic, pristine Hill Country water property with easy access, privacy, views, good neighbors, wildlife, excellent hunting, superb fishing and multiple water sports options/activities.

MINERALS: It is believed the Seller owns 100% of all the minerals and executive leasing rights subject to a prior 1/16th non-participating royalty interest reservation. All minerals owned by the Seller will be conveyed to the buyer. There is no mineral production on this property, nor in Blanco county or any of the adjoining counties. The minerals are not now leased.

RECREATION, HUNTING, FISHING: If you are an outdoor person there are unlimited fun things to do on this property. There is a prolific and healthy game population comprised of whitetail deer, turkey, hogs, squirrels, rabbits, fox, bobcats and armadillos on this ranch and throughout the local area. Fishing, swimming, tubing, canoeing and kayaking are available for water enthusiasts. Trophy bass, perch and catfish are there to be caught. 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 available with hummingbird food. There are doves, robins, blue birds, cardinals, painted buntings, finches and a whole range of water birds and miscellaneous seasonal birds of every description. Or, if you prefer a more sedate form of recreation, you can sit in one of many hillside and natural observation points with your binoculars and be entertained by scoping for deer, turkey and wildlife. Searching for arrow heads and miscellaneous Indian artifacts adjacent to the streams and on the mountain top areas is most interesting. Stargazing is unsurpassed. The pollution free night sky is so clear that you will see stars, the milky way and other constellations like you have never seen them before. The terrain is exceptionally well suited for horse riding. Hiking and exploring canyons, caves and remote areas is challenging and interesting. Those interested in flora and fauna will be impressed by the show produced by Mother Nature during all seasons, especially during the Spring. You will not be bored on this infatuating ranch.

POSSESSION: Possession subject to no leases of any kind shall be given on the day of closing and funding subject to Seller having 30 days after closing to remove his personal property and livestock from the property.

IMPROVEMENTS: Small one room hunter's cabin with electricity. Good perimeter fence. Extensive internal ranch road system.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2008 were \$780.00. The property shall be conveyed to the buyer with said agricultural use designation in place.

LOCAL AREA INFORMATION: Additional information on Blanco County, local area State Parks, and the near-by towns of Johnson City and Fredericksburg can be found by left single clicking on the following web sites:

[Blanco, Texas](#)

[Fredericksburg, Texas](#)

[Blanco State Park](#)

[Enchanted Rock State Natural Area](#)

[Pedernales Falls State Park](#)

[Blanco County](#)

PRICE: \$3,984,000* (\$6,000.00 per acre)

* The total price shall be adjusted based on the actual number of surveyed acres inside the perimeter fence multiplied by the price per acre agreed upon by Seller and Buyer. Said price shall not include any livestock or personal property.

TERMS: All cash at closing or any other terms acceptable to Sellers.

BROKER'S COMMENT: I have inspected and sold many Hill County ranches in my 30 year career as a ranch and recreational property real estate broker and for the money this one is equal to or better in quality than any that I have seen. The highest and best potential uses for this beautiful property are as follows:

Development into a small or large acreage tract subdivision.

Construction of a water and outdoor oriented corporate retreat.

High fenced exotic/native wildlife showplace.

Creation of a private Hill Country oriented paradise/retreat.

Buy and hold for enjoyment and investment.

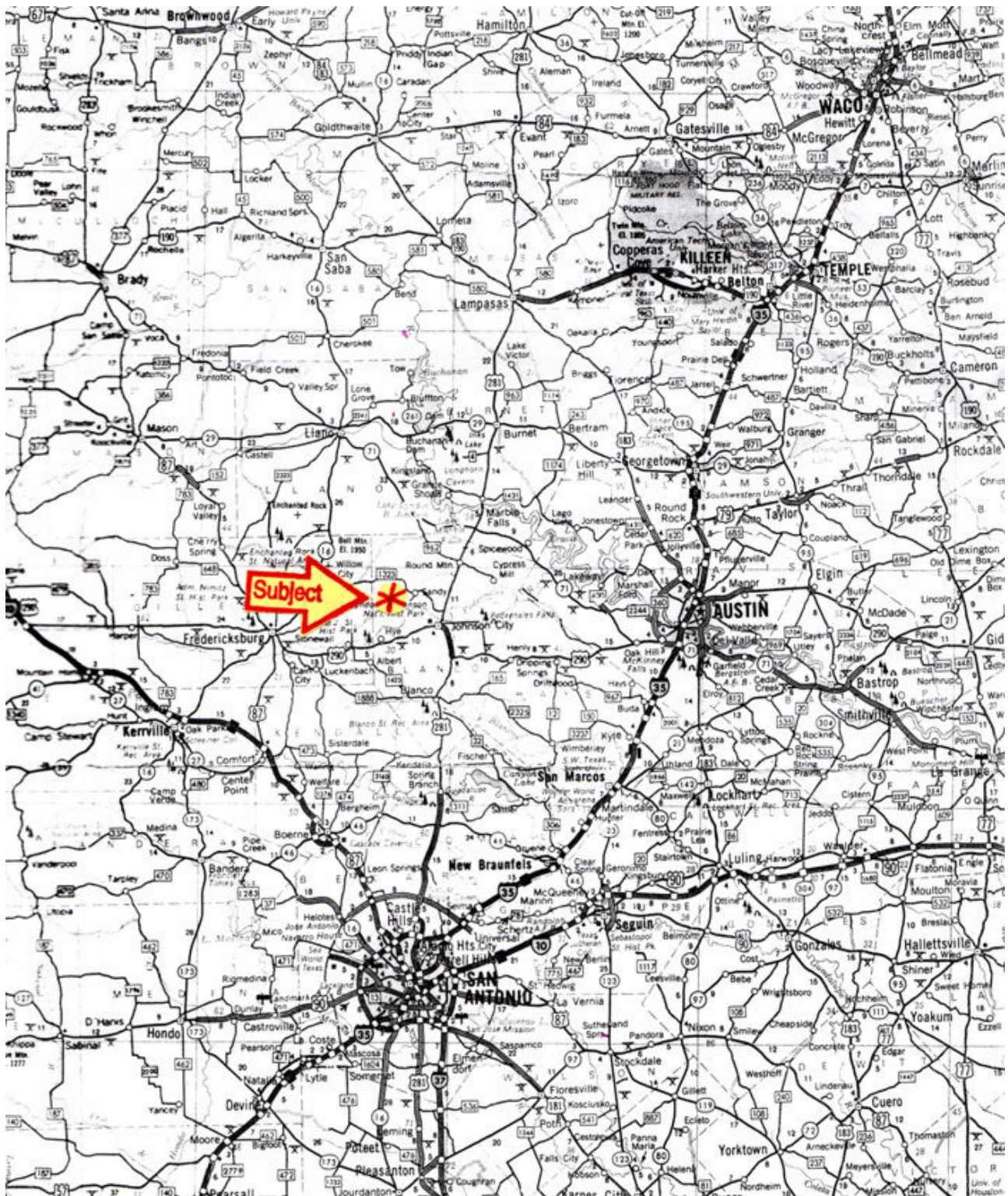
SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. **CALL: FRANK. J CARTER (956) 740 4849** at any time for showing coordination, service and support. Or you may contact me via E-Mail at: frankcarter220@yahoo.com

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.

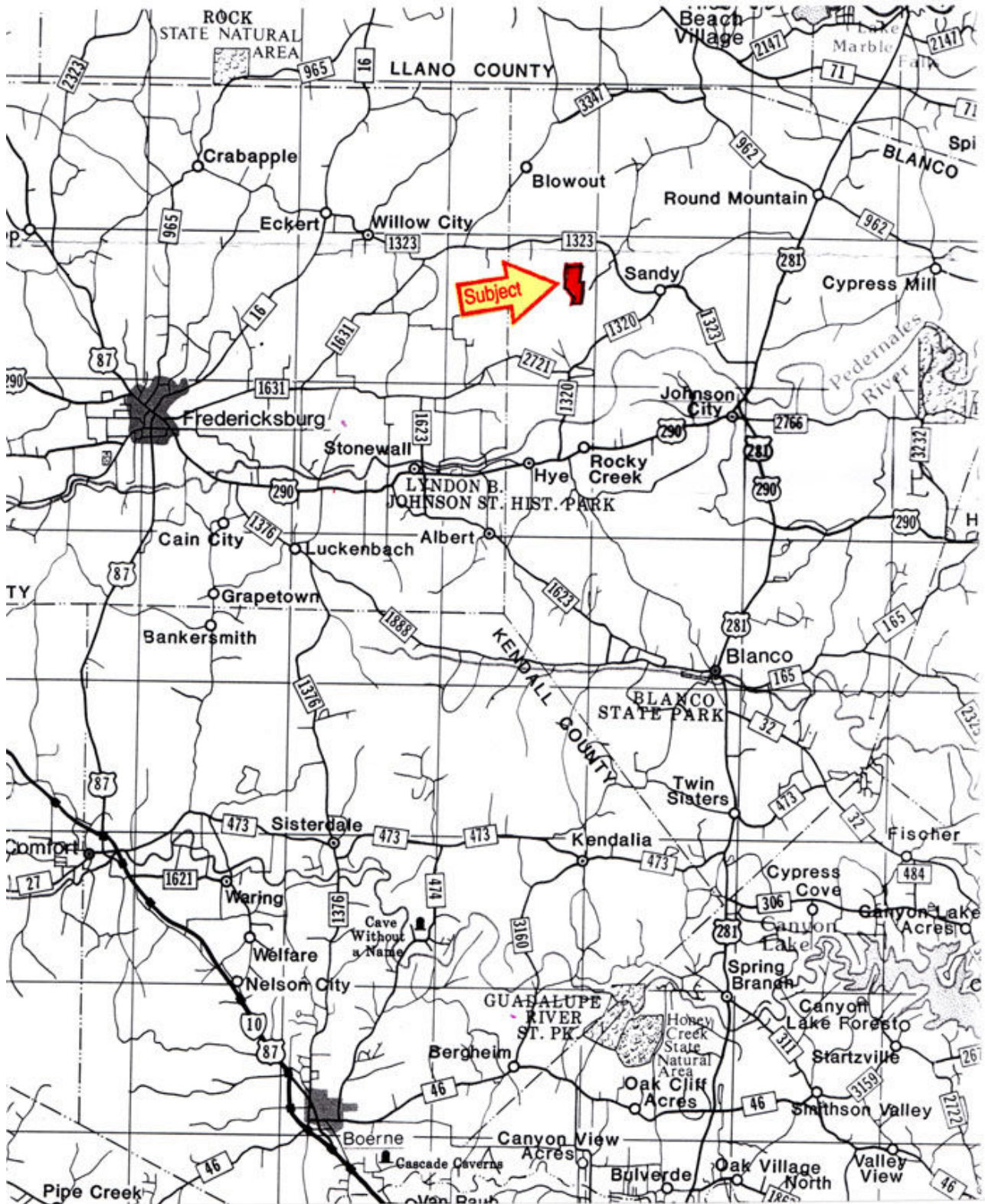
[For more information on this property see our Invitation to Buyers.](#)

MAPS:

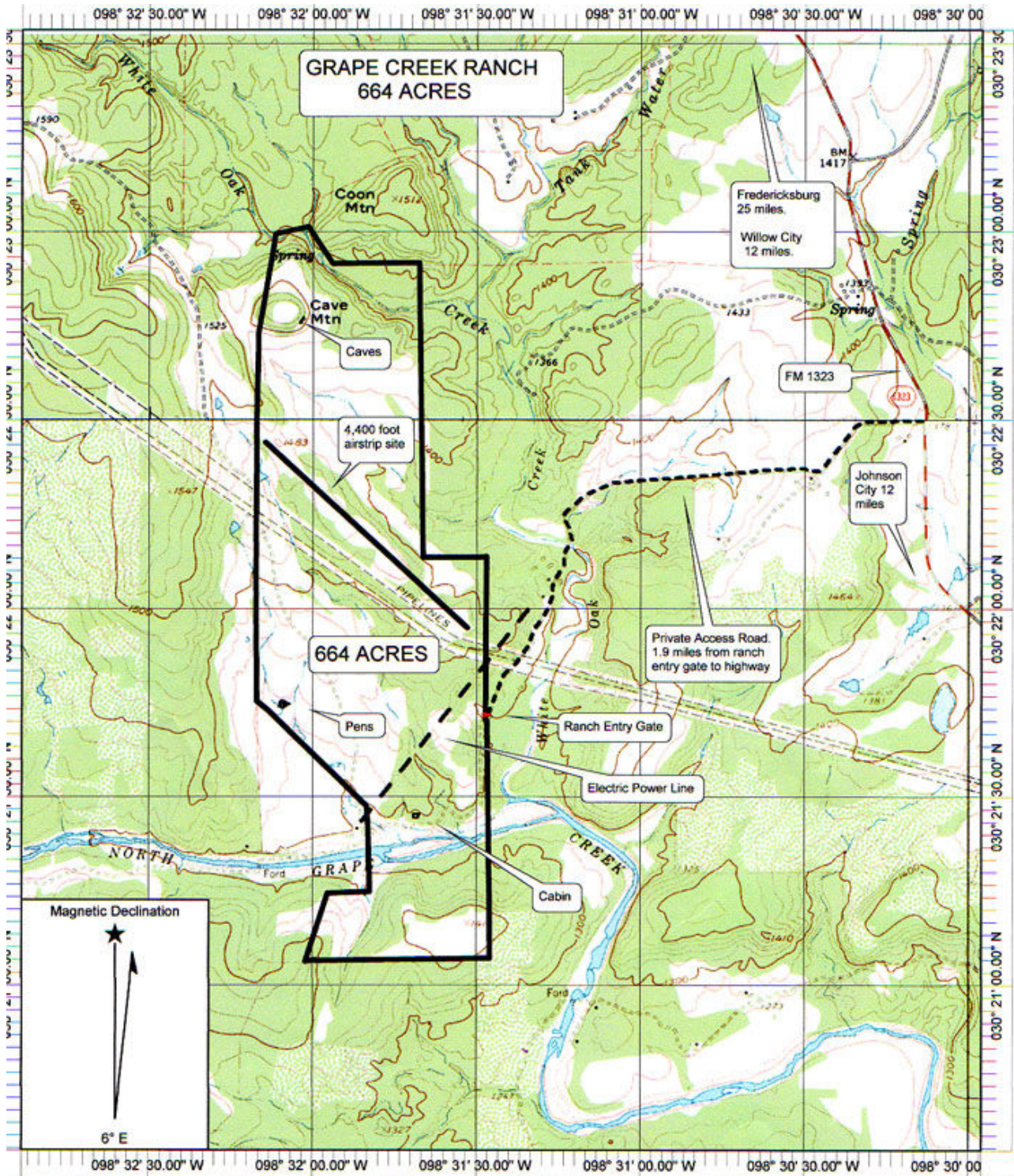
TEXAS HIGHWAY MAP



HILL COUNTRY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP



Name: ROCKY CREEK
 Date: 4/28/2009
 Scale: 1 inch equals 2000 feet

Location: 030° 22' 02.96" N 098° 31' 25.46" W NAD 27

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