



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

BROKEN OAK RANCH

(88 Acre Lake, 4 stock ponds, High Fenced, Majestic Headquarters House, Guest House, Manager's House, Ranch Office Building, Horse Stables, Multiple Barns & Pens, Trophy Deer, Turkey, Hogs, Birds, Fish, Minerals)

729.45 ACRES

GUADALUPE COUNTY, TEXAS

Aerial Snapshots - Springtime shots taken in April, 2010



Ground Snapshots - Springtime shots taken in April, 2010





LOCATION: Located on Interstate Highway 10 and Old Hwy 90 about 1 mile S-W of Kingsbury; or 8 miles northeast of Seguin, which is the county seat; or 16 miles S-E of New Braunfels; or 19 miles south of San Marcos; or 42 miles N-E of San Antonio; or 43 miles S-W of Austin; or 150 miles W of Houston; or 170 miles south S-W of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This property was purchased as raw unimproved land by the present owner, a husband and wife team, in 1994. The new owners then proceeded to high fence the ranch, build houses, barns, pens, stables, support facilities and several lakes to develop their new acquisition into the productive, showplace ranch that it is today wherein they specialize in raising purebred Braunvieh (an old European breed that means "Brown Cow") and Simbravieh (a cross between Braunvieh and Simbra) Cattle. For more information on current ranch operations you are invited to log onto the owner's web site at www.brokenoakranch.com where you will find an excellent summary of only the cattle operation on this outstanding property.

REASON FOR SALE: The owners have made a decision to sell this jewel of a ranch, downsize their operation and move to another operating ranch they own in nearby Caldwell County. Their objective is to sell this property at a reasonable price, pull in their sails so to speak and free up some time for their golden years.

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 otherwise as hereinafter described.

DESCRIPTION: You cannot really appreciate the unique quality of this ranch without seeing it. Accordingly, please review the several aerial and ground snapshots displayed on my web site at www.thorntonranchsales.com and/or on my Lands of Texas site at www.landsoftexas.com. This highly improved property has a multitude of features often sought by buyers/investors. Specifically, privacy is assured as the ranch is semi-remotely located at the end of a paved county road, it is surrounded by other operating ranches and there are no public roads on any boundary line with exception of about 820 feet of Interstate Hwy 10 frontage on the south boundary line. Presently there is no frontage/access road on the IH 10 frontage portion of the boundary line. Additionally, no road easements cross thru the property to serve other landowners. Access is quick and easy via State Hwy 90 and then .75 mile of paved county road that dead-ends at the ranch entry gate. The main headquarters house is located in a grove of huge oak trees on a high point on the east side of a deep 88 acre manmade lake. The lake and a large boat/fishing dock are a

stone's throw from the house. The ranch office, barns, pens, horse stable and show barn complex is located on the west side of the lake. A neat guest house is found on the N-W side of the lake. The ranch manager's house with barns and pens is located on an 87 acre tract connected to the main body of the ranch. The ranch is exceptionally well watered by city water from Crystal Clear Water Company, 3 water wells (two are equipped), the 88 acre lake, two 5 acre lakes, and two smaller ponds. Water is piped to game/livestock water troughs located throughout the ranch. Terrain elevations vary from 485 to 590 feet thereby providing many desirable elevated building sites. There is an excellent internal road system including several paved roads and all parts of the ranch are easily accessible in a two-wheel drive vehicle. The entire ranch perimeter is fenced with high deer-proof fences. Some of the internal pastures are also high-fenced to facilitate the prior white-tail deer breeding program. The rest of the internal fences are low fences to facilitate rotational grazing. Another positive feature is the excellent quality soil available for growing supplemental forage, improved pastures and food plots. On the land not cleared there is outstanding tree cover comprised primarily of post oak plus live oak, blackjack oak, mesquite, elm, hackberry and miscellaneous brush that forms excellent habitat for all kinds of wildlife. What really stands out on this ranch is that everything is squeaky clean and fresh looking, gates swing evenly and latch smoothly, well maintained buildings, machinery, grounds, pastures, fences, roads, functional improvements, beautiful water and obvious pride of ownership. If you are searching for that special turn-key ranch with unlimited potential for many uses, then this one may end your search!!!!

GENERAL INFORMATION ON THE 88 ACRE LAKE: This priceless lake is one of the largest privately owned manmade lakes in the state of Texas. When the lake is full it covers a surface area of 88 acres. The excavated area in front of the dam is 47 feet deep and the average depth of the lake is 12 feet which allows the lake to "turn over" periodically thereby creating excellent conditions for fish propagation. The lake is fed by Long Branch Creek, a tributary of the Guadalupe River. This lake was built with the approval of the Corps of Engineers and the State regulatory agencies. All the required permits were obtained prior to construction. 250,000 cubic yards of dirt were moved to build the lake and 500 cubic yards of concrete were poured to build the spillway. Based on current costs it would take approximately \$1,265,500 to build the lake today.

RECREATION, HUNTING, FISHING, WATER SPORTS, AND WATER SKIING: If you are an adventuresome outdoor person the many recreational attractions available on this ranch will excite and challenge you beyond measure. Specifically, if you are a hunter there is a healthy game population comprised of trophy whitetail deer with added gene vigor left over from a successful deer breeding program conducted by the owner that was phased out a few years ago when someone offered him a price for his breeding stock that he could not refuse. There is also an excellent population of wild turkey, herds of feral hogs, squirrels, rabbits, fox, bobcats, possums and armadillos. An awesome 88 acre manmade lake offers unlimited boating, kayaking, canoeing, tubing, swimming, fishing and water skiing. A large floating boat dock located near the main headquarters house effectively supports boat operations, water skiers, fishermen, sunbathers, tourists and sightseers. The 88 acre lake and two smaller 5 acre lakes have been scientifically managed and stocked with bass, catfish and food fish with tremendous success. These lakes are now a fisherman's dream with catchable bass in the 12-16 pound range and catfish up to 25 pounds. 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 and filled with liquid hummingbird food. There are doves, robins, blue birds, cardinals, painted buntings, finches and a whole range of water birds including many duck species and miscellaneous seasonal birds of every description. Or, if you prefer a more sedate form of recreation, you can select an observation point almost anywhere on the property, scope the area with your binoculars and be entertained by the wildlife. The 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 virtually free of rocks and is exceptionally well suited for horses and horse riding. Those interested in flora and fauna will be impressed by the show produced by Mother Nature during all seasons, especially during the Spring season.

MINERALS: It is believed the Seller owns 100% of all the minerals and executive leasing rights. And even though the minerals are prospective, all minerals and leasing rights owned by the Seller will be conveyed to

the buyer. There is no mineral production on this property at this time and the minerals are not now leased.

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, except, however, OWNER shall have 60 days after closing to vacate the main headquarters house and 30 days after closing to remove his outside personal property (i.e. livestock, exotics, rolling stock, equipment, machinery etc.) from the Property.

IMPROVEMENTS: Almost all the improvements, except for the ranch manager's house, were built after the ranch was purchased in 1994; therefore they are in almost new condition. Community water, telephone and electricity are in place on the property. These well maintained high quality improvements are summarized below:

LIST OF IMPROVEMENTS

(included in the sale)

ITEM	REMARKS
Main Headquarters House (4,284 sq. ft.)	2 huge bedrooms, 3 baths, 1 office/bedroom, standing seam metal roof, patios, arbor, pool, free standing garage and much more.
Guest House (912 sq. ft.)	2 bedrooms, 1 bath, free standing car port.
Ranch Mgr's House (1,978 sq. ft.)	3 bedrooms, 2 baths, 3 car free standing garage.
Ranch Office Building (900 sq. ft.)	2 rooms, 1 bath, near horse stable & barn complex.
Horse Stable and Show Barn	20 stalls/pens and 5 runs.
Eleven Barns/Storage Bldgs (total of 23,799 sq. ft.)	Good quality metal Butler Building type construction, most have concrete floors, some have high quality welded steel pens attached.
4 elevated "drive under" grain storage bins	With electric conveyers & loading chutes
Deer proof high fence (approximately 8 miles)	Includes entire perimeter and some internal fences.
Internal ranch roads (approximately 7 miles)	Includes good paved roads to all houses with the remainder being unpaved.
Large 88 acre lake	As described in above lake general info paragraph.
2 five acre lakes	Excellent fishing, bird hunting lakes.
2 smaller ponds/tanks	For supplemental game/livestock water and bird hunting.
3 water wells	Two equipped and one not equipped.
Numerous automatic electric gates	Remote controlled & located throughout ranch.
Numerous drive-by fence line feed troughs	Located at strategic points throughout the ranch.
All the underground irrigation pipe with risers and associated equipment	Used to deliver irrigation water from the 88 acre lake to certain fields and pastures.

LIST OF PERSONAL PROPERTY

(included in the sale)

ITEM	REMARKS
Floating boat dock with deck & boat slips	Located on the 88 acre lake near the main hdq house and used to support boat operations, sunbathing, fishing, and swimming.
Three 3,000 pound bulk feeders	Located in the pastures for demand feeding of deer.
A Cummins portable irrigation pump and related equipment	A 700 gpm diesel powered pump used to pump water thru underground irrigation pipe to irrigate fields and pastures.
A deer breeding/raising permit	Only if it is legally transferrable to the buyer.
All hydraulic squeeze chutes	That are now installed in the various barns/pen.

TAXES: Based on current agricultural use the total ad valorem taxes for calendar year 2009 were \$14,707.68. The property will be conveyed to the buyer with said agricultural use designation in place.

LOCAL AREA INFORMATION: Additional information on Guadalupe County and the near-by towns of Seguin, New Braunfels and San Marcos, San Antonio and Austin can be found on the following web sites:

Guadalupe County: www.co.guadalupe.tx.us

City of Seguin (Chamber of Commerce): www.seguinchamber.com

City of New Braunfels (Chamber of Commerce): www.nbcham.org

City of San Antonio (Visitor information): www.sachamber.org

Guadalupe River Information: www.guadaluperiver.com

City of Austin (Chamber of Commerce): www.austinchamber.com

PRICE REDUCED TO: \$4,750,000.00* (\$6,511,76 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. The following are not included in the sale: all furnishings that are not classified as fixtures, livestock, horses, donkeys, zebras, exotic deer, rolling stock, equipment and machinery.

TERMS: All cash at closing or any other terms acceptable to the Seller including an installment sale with seller financing subject to seller's approval of buyer's credit.

AIRPORT INFORMATION: New Braunfels Municipal Airport located 4 miles east of New Braunfels or 12 miles N-W of Broken Oak Ranch has two 5,350 X 100 foot lighted, asphalt runways with published instrument approaches. The control tower frequency is 127.05. Both 100LL aviation gas and jet fuel are available. The airport phone number is 830-221-4290 and hours of operation are 7:00 am to 7:00 pm. Commercial service is available at San Antonio International or Austin-Bergstrom International airports, both of which are about a 45 minute drive from Broken Oak Ranch.

BROKER'S SUGGESTIONS FOR POSSIBLE USES: I have inspected and sold many Texas ranches in my 30 year career as a ranch and recreational property real estate broker and all things considered I rate this one in the top 5% of all of them. With little or no additional infusion of capital this ranch in its present condition is instantly and ideally suited for any one or a combination of the following potential uses:

- Purchase, hold and use this turn-key ranch for enjoyment, recreation, operation and investment.
- Creation of a private, public or corporate wildlife and water oriented paradise/retreat.
- Continuance of the existing highly successful registered cattle breeding operation.
- Conversion to a commercial custom package deal hunting/recreation ranch and whitetail deer breeding operation.
- Develop into a gated upscale subdivision featuring wildlife and the 80 acre lake.

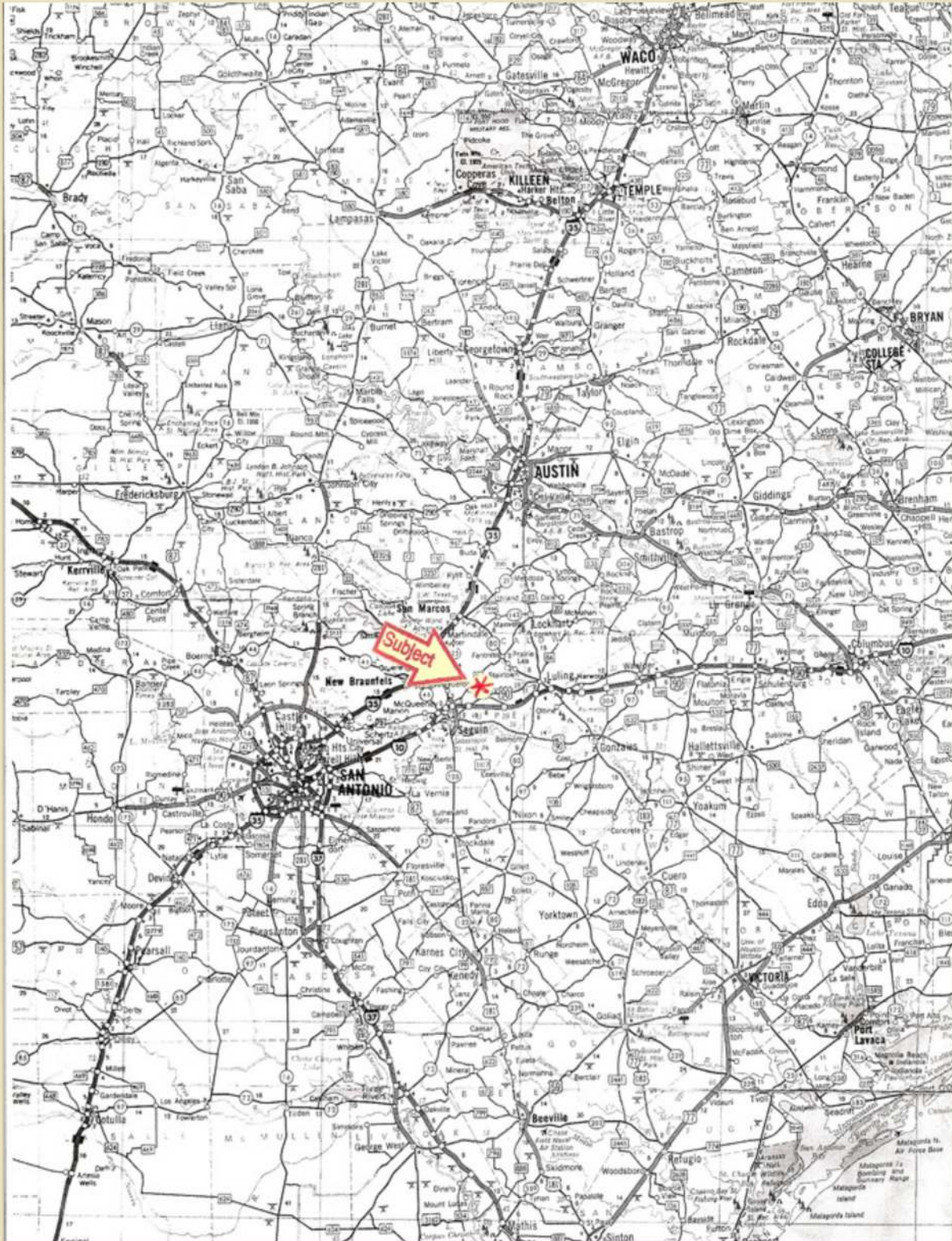
SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. **CALL: Len Thornton (210) 656-1955** at any time for showing coordination, service and support. Or you may contact me via E-Mail: len@thorntonranchsales.com Or if Len is not available, then contact **FRANK CARTER at (956) 740-4849**.

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.

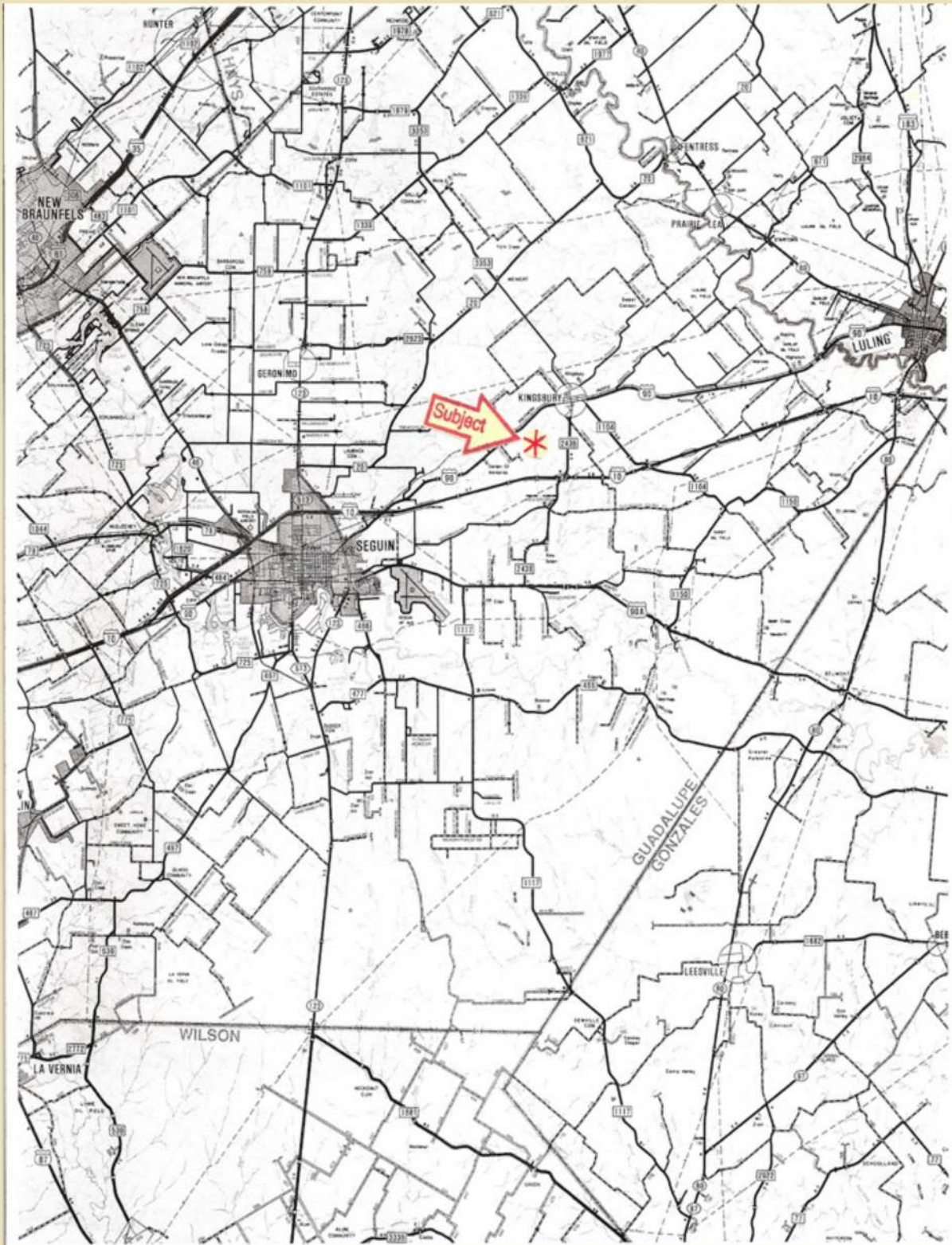
[For more information on this property see our Invitation to Buyers.](#)

MAPS:

TEXAS HIGHWAY MAP



GUADALUPE COUNTY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP

