



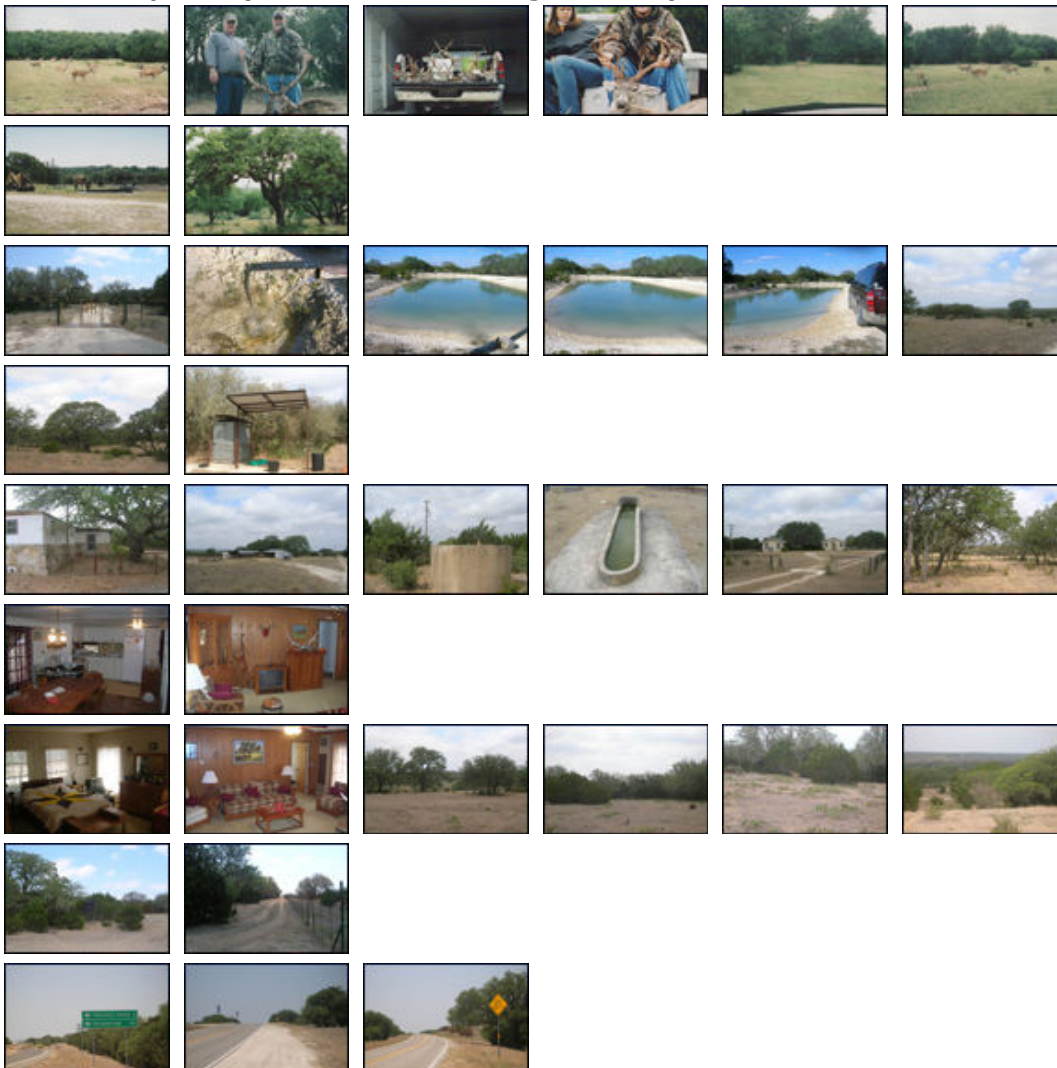
KERR COUNTY HUNTING/RECREATIONAL RANCH

(High Fenced, Exotic and Native Wildlife, Scenic, Private, Brick Home, Minerals)

749.53 ACRES

KERR COUNTY, TEXAS

Ground Snapshots (Click thumbnail for larger version)



LOCATION: Located in Kerr County on Interstate Highway I-10 approximately 3 miles northeast of Mountain Home or 14 miles northwest of Kerrville, the county seat, or 28 miles west of Fredericksburg, or 72 miles northwest of San Antonio or 95 miles west of Austin, or 240 miles west of Houston or 225 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This old historic 749 acre Hill Country ranch has been in the same family since 1905. It is located in the prestigious Mountain Home/Divide area of Kerr County within easy driving distance to the beautiful town of Kerrville, the YO Ranch, Garven Store and other well known Hill Country towns such as Fredericksburg, Junction, Menard, Mason, Boerne, Bandera, Blanco and Luckenbach. This property has doubled as a cattle operation and hunting ranch and is now stocked with exotics and whitetail deer.

REASON FOR SALE: The owner has decided to sell this property for estate planning purposes.

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 General Warranty Deed, provide a current survey and a standard Owners Policy of Title Insurance. The property is offered "For Sale" for all cash or any other terms acceptable to Owner.

DESCRIPTION: This outstanding property is rich in game with deer, exotics, turkey and dove inhabiting the property. You will find a happy mixture of large oaks, hardwoods, shrubs, cedar trees and native grasses that benefit wildlife. Diverse topography consists of hilltops, valleys, draws and meadows. Elevations range from 2,010 to 2,145 feet above sea level. There are several outstanding building sites with long distance views. The ranch is very well watered by two excellent water wells that produce abundant potable drinking water and a small lake. About one mile of Interstate Highway I-10 provides superb access to the property via the paved Interstate frontage road. This ranch is very special as there are no easements through it nor are there any public roads on any side except for frontage on I-10 The property has sizable ranches on its other three sides. The location lends itself to being very convenient from any direction. Additionally the portion of the ranch situated at the northeast quadrant of the I-10/State Hwy 41 intersection has strong commercial potential. This is a turn-key ranch awaiting the lucky buyer and the price is certainly right. Better hurry on this one!!!!

WILDLIFE, HUNTING, RECREATION: The wildlife population includes native whitetail deer, turkey and dove. The ranch is well stocked with exotics, those being: axis, blackbuck and red deer. Whether you are a bow hunter, rifle hunter, bird hunter, photographer, birdwatcher, outdoorsman, or a student of nature, the wildlife on this ranch will keep you challenged and entertained. Trophy deer and exotics, some of which are shown in the associated snapshots are there to be taken. The ranch offers the opportunity for horseback riding with miles of trails and roads to be ridden. Also, varied activities such as hiking, exploring, camping, four wheeling, bird-watching, nature walks, star gazing or sitting on a hillside with your binoculars and searching for wildlife are all available for the taking. Or if you desire to simply get away from it all and enjoy Mother Nature at her best, this is a tranquil ranch with nice headquarters and plenty of elevated points. Just up I-10 lies the beautiful town of Junction, home of the South Llano State Park, where the spring fed crystal clear South Llano River is available for canoeing, kayaking, swimming, fishing and other water activities.

MINERALS, WATER AND AIR RIGHTS: It is believed the Owner (Seller) owns all mineral, water and air rights and all rights owned will be conveyed to Buyer subject to no leases.

POSSESSION: of the Property subject to no hunting or grazing leases and shall be delivered to the buyer on the date of closing and funding. However, Seller shall have 15 days after closing to remove any livestock or personal property that is not conveyed to the buyer.

IMPROVEMENTS: The property has a 3 bedroom, two bath headquarters ranch house, an older hunters/guest quarters, barn, workshop, pens, skinning shed with refrigerated walk in cooler, two excellent water wells, several water troughs for livestock and wildlife. It is high fenced on all sides. Internal road

system is excellent and underground water lines run to six existing troughs and one surface stock pond. Electricity and telephone service is available on the property.

TAXES: Based on current agricultural use the total ad valorem taxes for the 749 acre ranch in calendar year 2010 was \$2,786 or only \$3.72 per acre.

PRICE(if sold intact): \$1,873,825 (\$2,500 an acre)

TERMS: All cash at closing.

LOCAL AREA INFORMATION:

<http://www.co.kerr.tx.us/> Kerr County

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

<http://www.kerrvilletx.com/en/home.html> Kerrville Chamber of Commerce

<http://www.sanantonio.gov/aviation/> San Antonio International Airport

<http://www.kerrvilleairport.com/> Kerrville Airport

http://www.tpwd.state.tx.us/spdest/findadest/parks/south_llano_river/ South Llano State Park

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

AIRPORT INFORMATION: The San Antonio International Airport is located just 72 miles southeast of this property. The Kerrville Airport is located just 14 miles southeast.

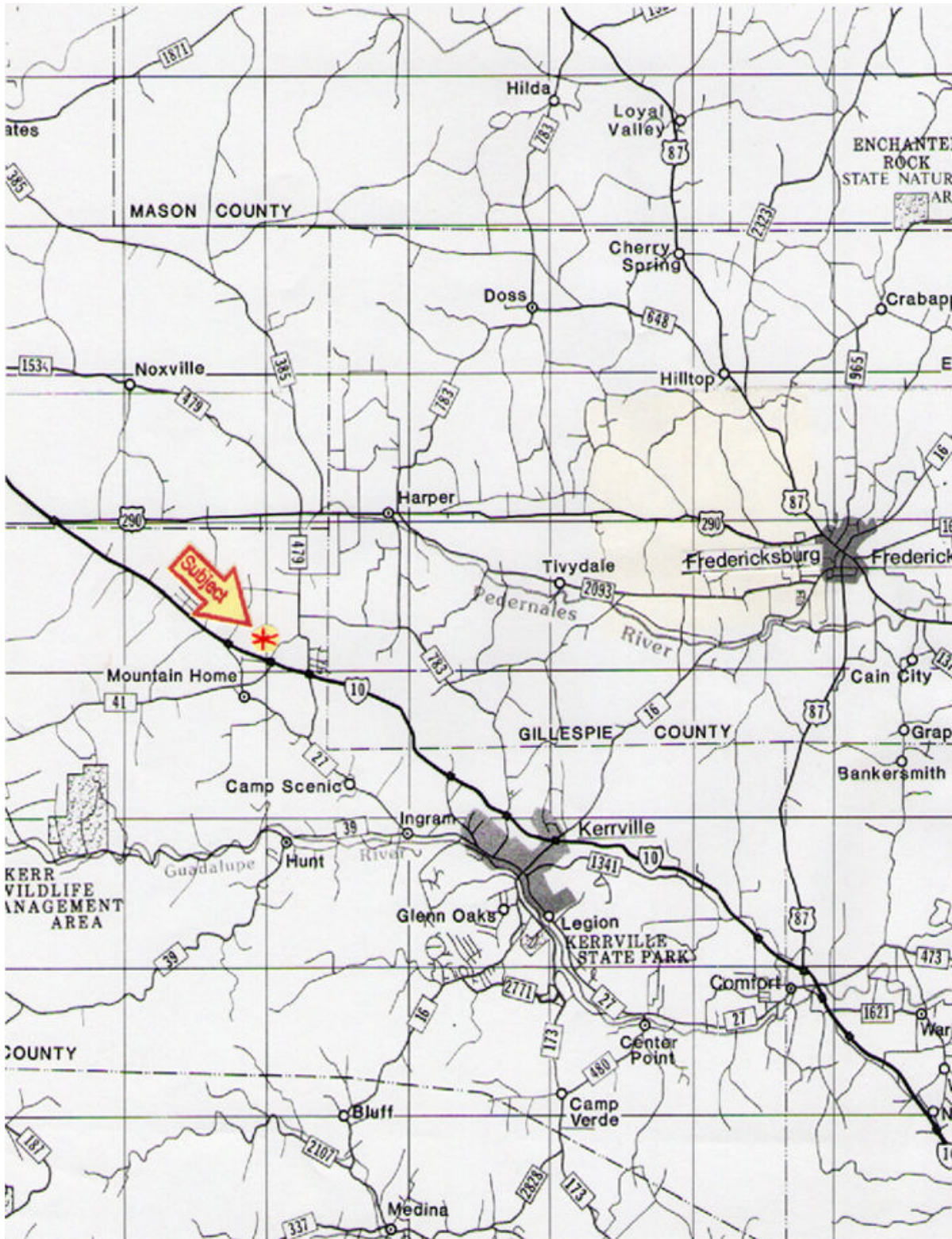
POTENTIAL USES: This ranch could be the retirement or permanent home for someone wanting to own such a property yet be in close proximity to a large town with all the amenities: grocery stores, hospital, doctors, farm and ranch stores, restaurants, movies, department stores, schools, etc. That town being Kerrville where there is always something going on in the form of arts and entertainment. There is a 28 acre section of the ranch that is near the I-10 and Hwy. 41 interchange that could be used as a source of income in the form of an RV Park, truck stop, camp grounds, etc. Also, if one had the interest, this would be a perfect setting to raise B & C deer and trophy exotics for a guided hunting operation.

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 him 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. Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Thornton Ranch Sales, Leonard F. "Len" Thornton, broker. Thornton Ranch Sales hereby notifies Buyers of real estate that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic influences, Disease and other acts of God, Nature or Man.

MAPS:

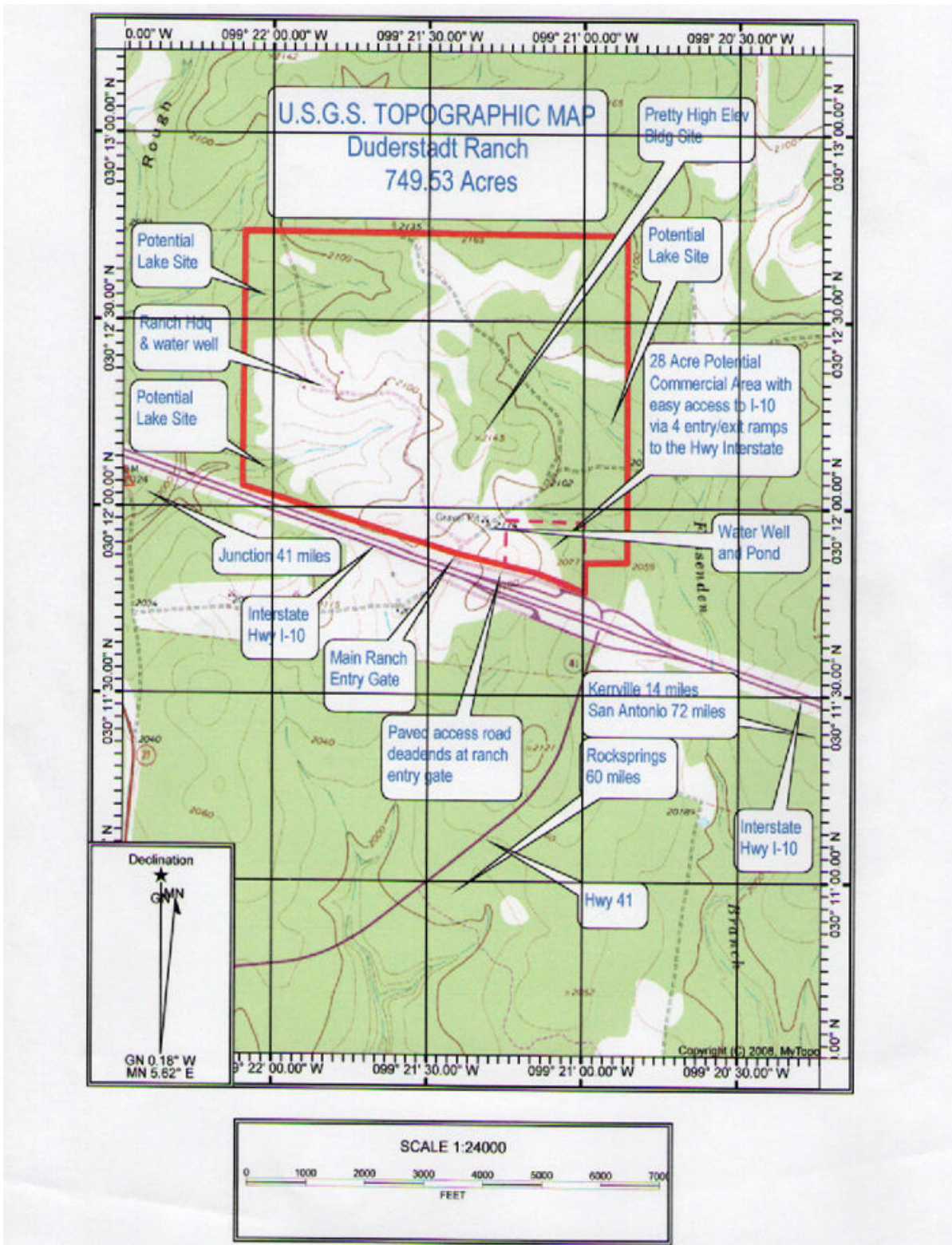
TEXAS HIGHWAY MAP(Small Scale)



TEXAS HIGHWAY MAP(Large Scale)



U.S.G.S. TOPOGRAPHIC MAP



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