



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

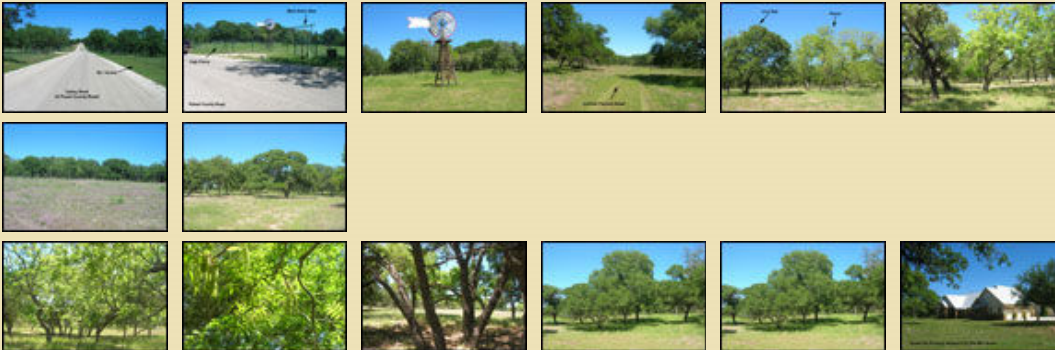
BEAUTIFUL HILL COUNTRY ESTATE SITE

Scenic, Private, High Fenced, Paved County Road Frontage, Underground Utilities,
Oak Trees Galore, Awesome Views, Upscale Neighborhood, Restrictions, Fredericksburg-Kerrville Area)

96.1 ACRES

KERR COUNTY, TEXAS

Ground Snapshots



LOCATION: This Kerr County property is centrally located in the Hill Country just 12 road miles South of Fredericksburg, 10 miles from Comfort, 17 miles from Kerrville and a short 7 miles to IH-10. As the crow flies San Antonio is 54 miles Southeast via IH-10, Austin 73 miles East, Houston 220 miles East Southeast, and Dallas 225 miles Northeast. Fredericksburg is the trade town and mailing address.

BACKGROUND INFORMATION: A choice 559 acre ranch was divided into 19 estate sized tracts and this 96.1 acre parcel is comprised of four of those tracts. The owners acquired this pretty land with the objective of building their retirement home on it. Following purchase they proceeded to high fence the ranch and upgrade the property to its current well groomed park-like appearance. Their retirement plans have changed and the property is now surplus to their needs. Accordingly, the property has been placed on the market and it is priced to sell.

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. The property is offered for sale for all cash.

DESCRIPTION: This choice country property has a clean, well-groomed park-like appearance. All the cedar

and underbrush have been removed and thousands of beautiful trees have been retained. These trees consist of live oak, Spanish oak, post oak, blackjack oak, pecan, walnut, cherry, elm and hickory. Contributing to the manicured appearance is a lush cover of native grasses. Privacy is assured as there are no road easements through the property nor is there a public road adjacent to any of the ranch boundary lines except for a quiet paved county road adjacent to the north boundary line. This road ends in a cul-de-sac one quarter mile east of the property. The terrain is rolling to slightly steep with elevations varying from 1,870 to 1,980 feet above sea level. Outstanding building sites abound because of the uniform tree cover and terrain features. There is a natural site on the property for a 2-4 acre manmade lake. Excellent underground water is available from the Trinity formation. State of Texas records show that a nearby water well drilled to a depth of 550 feet produces 100 gallons per minute. All parts of the property are easily accessible in a two-wheel drive vehicle. This land lies within the boundary lines of a platted sub-division of a larger ranch. Accordingly, there are reasonable building restrictions that will insure preservation of the present upscale character of the area as well as protect future property values. See the enclosed snapshot of a house recently built in this immaculate country estate subdivision. This property is enclosed in a high deer-proof fence and it is not presently stocked with either native deer or exotic game. This little ranch is ideally suited for raising white-tail deer or exotic wildlife of your choice. All the hard work (clearing and fence building) has been done and the land is ready for the fun part of the project. 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. Neighboring cities, towns and places of interest are Fredericksburg, Kerrville, Boerne, Comfort, Luckenbach, San Antonio and Austin. Also found in the area are the Lyndon B. Johnson Federal Park, Enchanted Rock State Park and Guadalupe River State Park. Wineries abound in the area as does the spring wild flower show that dresses up the entire Hill Country with Bluebonnets, Indian Paint Brushes, Indian Blankets and other colorful flowers that bring people annually to see this dramatic transformation from winter to spring. This ranch is priced right and will be a great investment for the buyer who desires to experience country living at it's finest.

MINERALS, WATER AND AIR RIGHTS: The surface estate only is offered for sale as the Seller owns no minerals. For your information conveyance of only the surface estate should never be a problem as there has never been any oil or gas production in this part of the Hill Country and there probably never will be because of the non-productive geology of this area. All water and air rights owned by the Seller will be conveyed.

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.

IMPROVEMENTS: Fenced on all perimeter boundary lines with a high deer proof fence. There are four nice entry gates into the property off the paved road along the north boundary line. There is a good internal ranch road system of natural roads. Underground electricity and telephone service are available from transfer boxes already installed on the paved road frontage.

TAXES: Total ad valorem taxes (Kerr County and Comfort Independent School District) for 2009 were only \$95.58, or less than \$1.00 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: \$960,000.00* (\$9,989.59 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. A restored windmill located near the main entrance gate is included in the sale. No other livestock, rolling stock, equipment or personal property is included in the sale.

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

AIRPORT INFORMATION: The San Antonio International Airport is located 54 miles southeast of this property. Gillespie County Airport is located 10 miles northeast of this property near Fredericksburg. It has a 5,001 foot asphalt, lighted runway and aviation gas and jet fuel are available.

BROKER COMMENTS: Small ranches for sale in the Hill Country, such as this one, are hard to find. (i.e. quality land in a private area, easy access, underground utilities, excellent water, beautiful trees, restricted neighborhood, outstanding building sites, etc.) This pretty ranch appears to be an excellent investment for present or future development and use. If you don't need this much land, then consider selling off part of it as it is already platted and ready for resale now or in the future. Better hurry on this one!!!

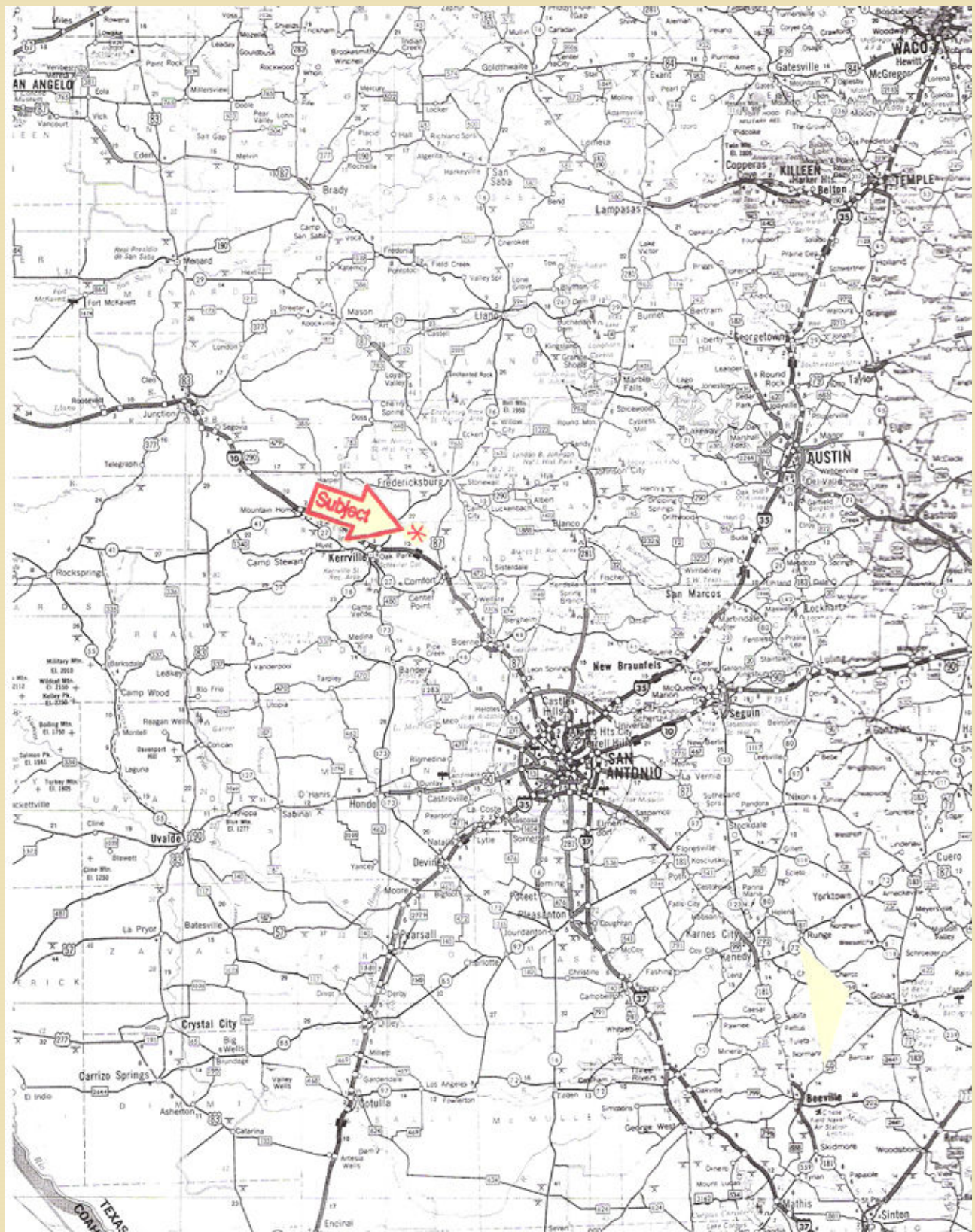
SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. CALL: Len Thornton (210) 656-1955 at any time for showing coordination, service and support. Or you may contact Len via E-Mail: len@thorntonranchsales.com Or if Len is not available, then contact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

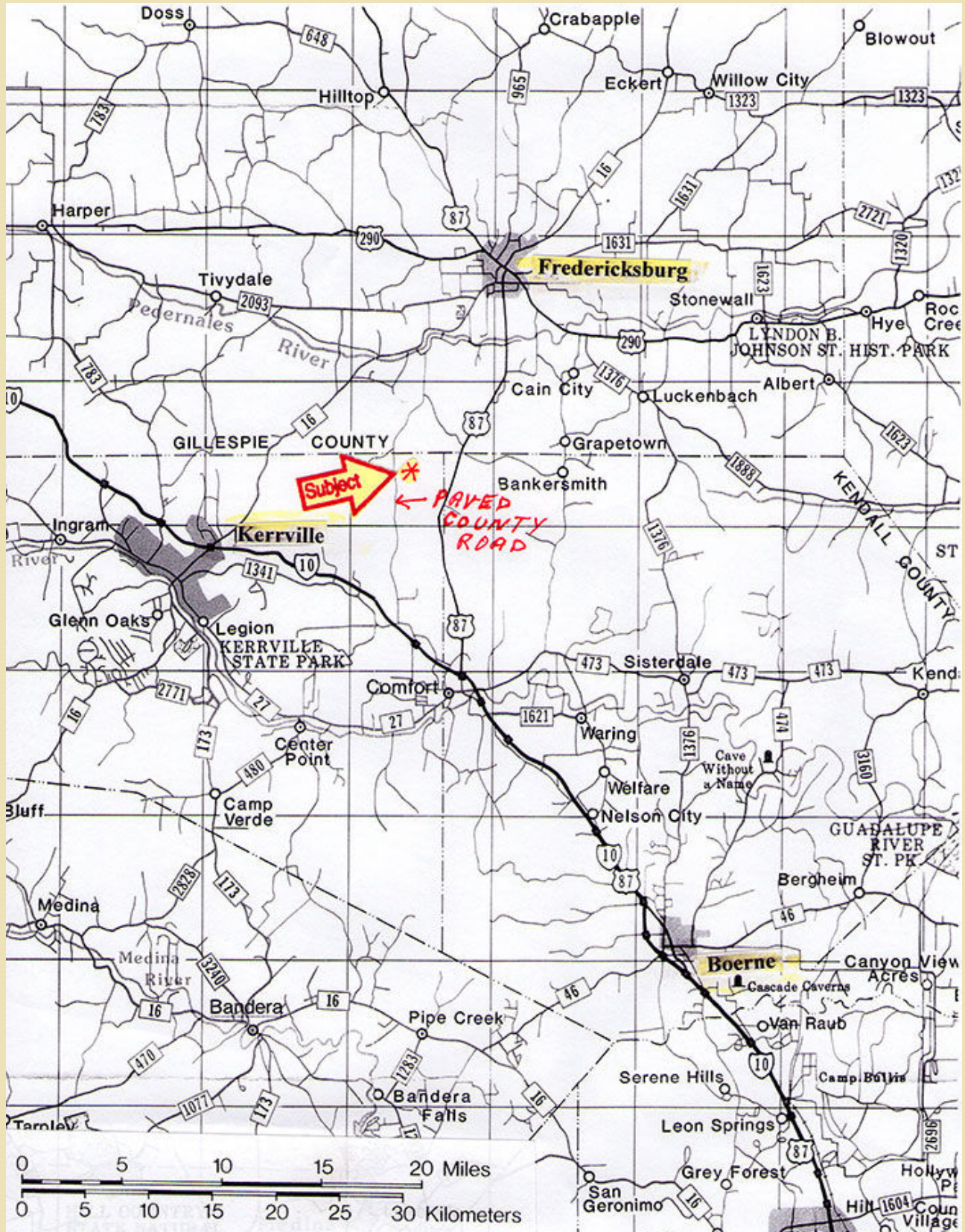
[For more information on this property see our Invitation to Buyers.](#)

MAPS:

TEXAS HIGHWAY MAP



HILL COUNTRY ROAD MAP



U.S.G.S. TOPOGRAPHIC MAP

