

Cloud Nine Ranch

676 Acres, Kerr County, Texas



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Location

Cloud Nine Ranch is located 6 miles south of the intersection of Elm Pass Road and Hwy 480 -south of Center Point Texas equidistant between Comfort, Kerrville, and Bandera in the heart of the Texas Hill Country - one hour from San Antonio and just under 2 hours from Austin.

Acreage

676 Acres

Description

Cloud Nine Ranch can best be described as a jewel nestled in a pristine, unspoiled, natural environment inclusive of a "camphouse compound" celebrating its outdoor feel via its Lake Flato design, simple construction techniques and regional materials. It is carefully located against a hillside overlooking a deep, spring fed lake and mountain in front. Very private, excellent condition, and ready to enjoy its many recreational qualities!

The Cloud Nine Ranch terrain is unique for this Hill Country area - it is located on the divide between the Guadalupe River to the north and the Medina River to the south resulting in some of the most spectacular mountain and canyon country in the Edwards Plateau. Unlike much of the surrounding Hill Country, this property has been managed to emphasize its natural beauty and improved with a classic Lake Flato designed compound overlooking the clear water lake. Deep mesic wooded canyons with clear seeps and springs create one of the most diverse plant communities in the Texas Hill Country - supporting native habitat for game and bird life. The ranch has a good road system that winds thru the terrain and provides easy access to a central focal point called Mt Bliss -elevation 1952ft with a flat top providing big views of the area hills and valleys.

This place is a Hill Country Retreat ready for recreating and enjoyment of nature whether it be hiking, biking, swimming, kayaking/boating, fishing, bird watching or just relaxing by the lake.

Improvements:

The three-building contemporary compound has been uniquely designed by the nationally acclaimed Lake Flato Architects of San Antonio, Texas to accentuate outdoor living providing an indoor/outdoor experience. The complex was built 6 years ago by Benchmark Construction of Kerrville. It has since been featured in "Metropolitan Homes Magazine".

Main Living Area (called "Salacasa") : 1,157sf . A classic rectangle with high ceilings creates an open living/dining area. It has a 6-ton dry stack limestone fireplace as the "star" of the building opening to the living area and also open to the outdoor living area. The other side of the building houses an open, well equipped kitchen area, ample storage pantry, and ½ bath. The front of the building, facing south, is floor to ceiling glass windows and doors providing for maximum enjoyment of the view of the nearby lake and Mt. Bliss mountain along with an outdoor terrace sheltered by a shaded roofline running the full length of that side of the building.

In the back of the main house is a utility room housing the water softener and pressure pump and a covered carport for parking of a recreational vehicle or other equipment.

Bunk House (called "Camacasa"): 1,113sf. Includes 2 bedrooms with large picture windows looking out at the lake, one full bath, and a fully equipped kitchen area for entertainment. Accesses to the rooms are through galvanized metal barn doors connected by a classic dog trot hallway. At the end of that open hallway is the outdoor shower with a large wooden deck overlooking a flowing spring run by a re-circulating pump.

A lovely outdoor living space has been created between Salacasa and Camacasa to include the outdoor side of the impressive indoor/outdoor limestone fireplace and a 50 ft long arbor covered in wisteria set up for outdoor dining.

Lake House (called "Aquacasa"): 752sf The lake house includes a large decked area overlooking the lake plus a screened porch area for sleeping, dining or entertaining. This building is built over the lake.

Close by the lake house, there is a custom outdoor fire pit built of native stone with built-in seating for Bar BQ's and star gazing. . This was built by a South African artisan.

The naturally landscaped area in front of the main house has a sprinkler system. There is extensive site work at the headquarters to assure for proper drainage and a well-designed French drainage system at the headquarters (10ft long) along the back of houses.

Below the dam and lake, a surprising French Kitchen Garden (75ft by 135ft) has been built and maintained. It currently has vegetables of the season, herbs and a variety of

fruit trees growing. It is irrigated using lake water.

Water

The lake on the property is truly special! Fed by the head waters of the Mason Creek and its underground springs, the lake provides terrific recreational water for the property - swimming, kayaking, boating, fishing. Even during the worst part of the drought in 2011, the lake held deep water. When full, it is approximately 35+ feet deep near the earthen dam and covers an estimated 3 acres. It is located directly in front of the compound with Aquacasa cantilevered over the water and floating docks allowing for easy access into the lake. There is also a floating dock in the middle of the lake which adds to the fun of swimming in the clear spring fed water.

Gazebo

A custom designed copper roofed gazebo, in the Craftsman Style, has been built on top of Mt Bliss (1,952ft in elevation). Great for enjoying the views and sunsets or sitting back around a fire on the adjoining boulder lined custom fire pit. The Gazebo provides a cool breeze and shade on the hottest days and the custom native rock hand crafted fire pit a warm place on cold evenings.

Wildlife and Habitat

While best known for the beautiful and historic hill country, the Edwards Plateau Region includes a wide range of plants and animal communities, making it one of the most biologically diverse in the nation. Some of the species and natural systems that are well represented on the ranch are spreading least-daisy, scarlet leatherflower, plateau milkvine, darkstem noseburn, smoke trees, madrone trees, five species of oaks, walnuts, ash, cherry, linden, hairy sycamore-leaf snowbell and Engleman's bladderpod. Also found are many nesting Golden-cheeked Warblers and habitat for Black-capped Vireo.

There is a Conservation Easement held in partnership with The Nature Conservancy, an international conservation organization that works worldwide to protect special places like the Edwards Plateau. This easement allows for traditional recreation uses like hunting, hiking, grazing, eco-tourism, and the construction of associated improvements while reducing the threat of fragmentation through subdivision.

The lake is also stocked with largemouth bass and catfish making fishing a breeze from the banks of this year round water feature or from the comfort of the Aquacasa dock. Whitetail deer and Rio Grande Turkey provide excellent hunting opportunities or just wildlife viewing throughout the ranch.

Water Well

There is a good well and 3,300gal. storage tank close to the main house that proves water for the improvements. The storage tank sports a hill country flare with it

natural rock façade to allow it to blend into the terrain. The well is run by a 3/4 HP submersible pump with a 22 gpm flow.

Price reduced

\$7,027/acre or \$4,750,000

Contact

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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



Protecting Clients. Conserving the Land.

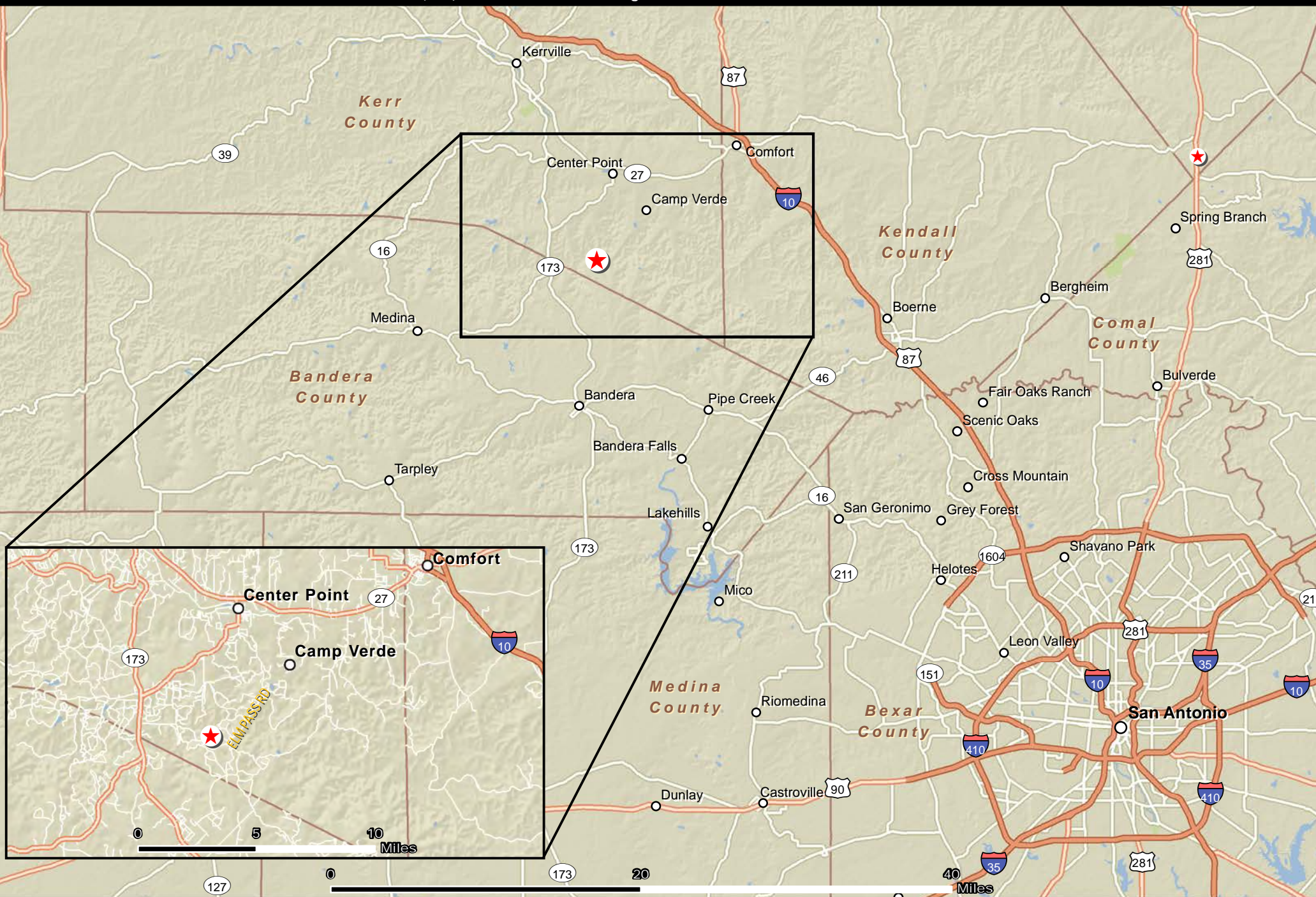
KERR COUNTY, TX - CLOUD NINE RANCH 676 AC +/- (AREA OVERVIEW)

James King

PO Box 109 109 State Street Fort Davis, TX 79734

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www.kinglandwater.com



Date: January 22, 2013

Scale: 1 In = 8 Miles

Data Source: ESRI



Cloud Nine Ranch



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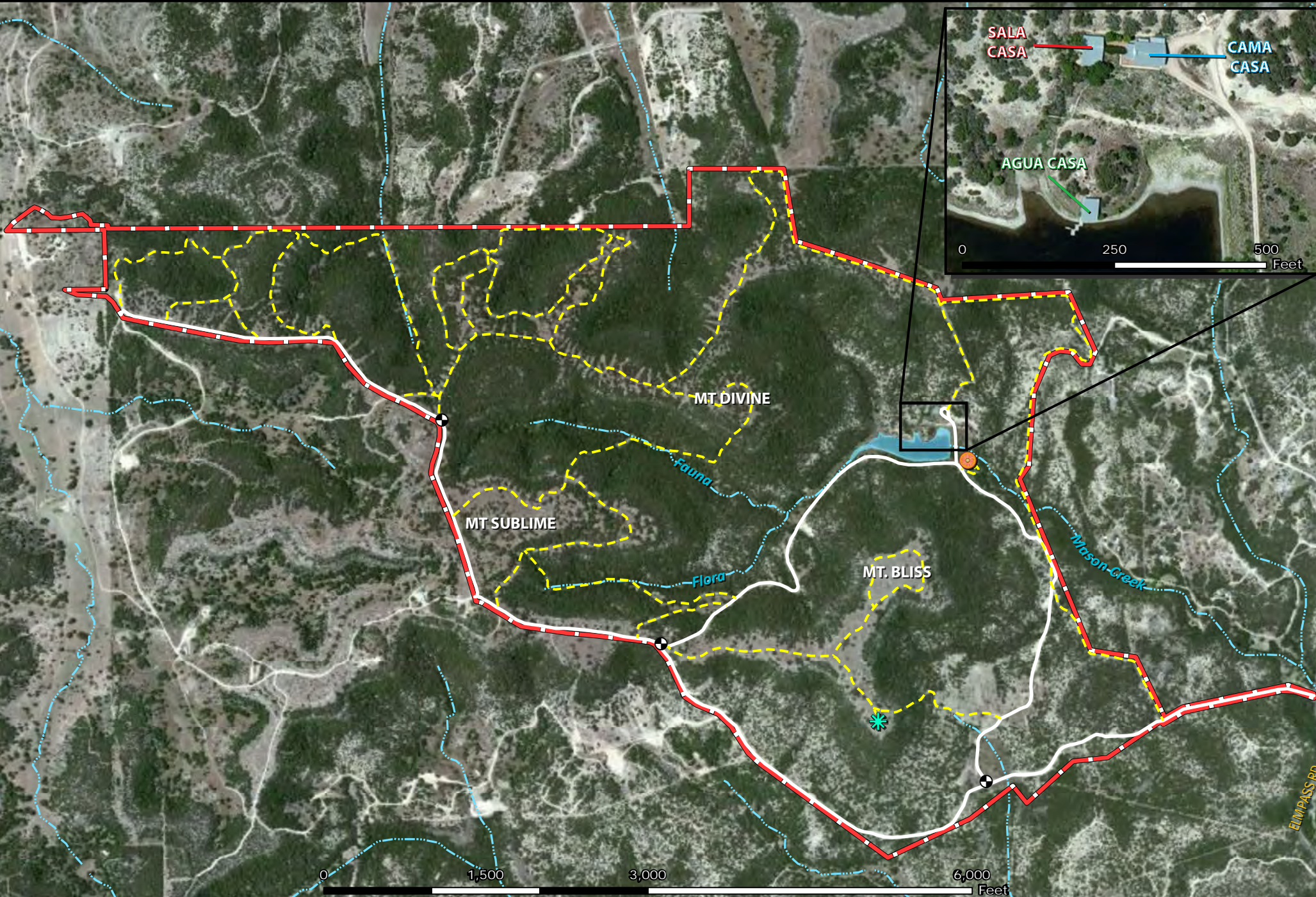
KERR COUNTY, TX - CLOUD NINE RANCH 676 AC +/- (AERIAL OVERVIEW)

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Date: January 22, 2013
Scale: 1 In = 1,138 Ft
Data Source: TNRIS
Aerial Flown: 10/11



Gate



Vegetable Garden



Secondary Road/Trail



Lago



Gazebo



Primary Road



Stream/River



Boundary



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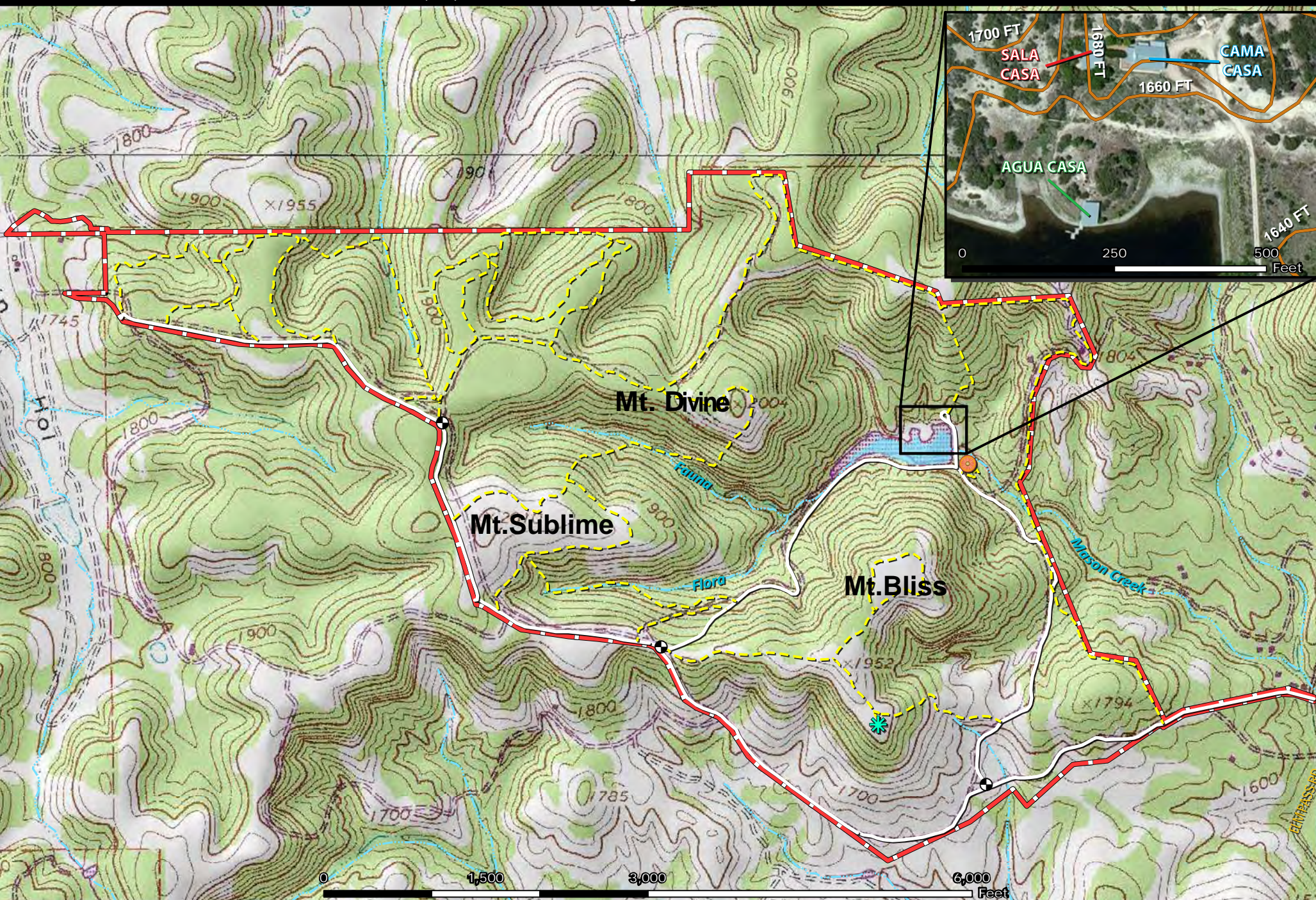
KERR COUNTY, TX - CLOUD NINE RANCH 676 AC +/- (TOPOGRAPHIC ANALYSIS - 20 FT CONTOUR INTERVALS)

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