

2,312 ACRES – MEDINA COUNTY

LIVE WATER/CANYONLANDS/VALLEYS

BANDERA CREEK RANCH

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LOCATION: This interestingly-configured (**think long barrel pistol**) ranch is located on paved SH 462, about 4.5 miles south of the unincorporated village of Tarpley, home to a part time restaurant, small store and post office. It is about 20 miles to Hondo and Bandera, both offering restaurants, supplies, services and groceries. Bandera is quaint, and is known as the "Cowboy Capitol of Texas."

Bandera - <http://www.banderacowboycapital.com/index.cfm>

Hondo - <http://www.hondo.net/>

San Antonio is located 45 miles SE of the ranch, and is the nation's 7th largest city, and offers world class healthcare, airport, shopping and higher education. The area is composed primarily of medium to large working/recreational ranches, and the **property shares a common boundary with the Hill Country State Natural Area** to the east for about 2 miles. This park is renowned for its equestrian trails, and will not be developed. Primary area economic activities include livestock ranching, hunting and water recreation.

Medina County - <http://www.medinacountytexas.org/ips/cms>

Hill Country State Natural Area - <http://www.tpwd.state.tx.us/state-parks/hill-country>

The ranch lies in the contributing zone of the Edwards Aquifer, which the City of San Antonio is aggressively protecting by purchasing development rights. A number of significant area properties are subject to Conservation Easements, thus **area development will be limited**. Edwards Aquifer Authority - www.edwardsaquifer.org/

WATER: Strong-flowing Bandera Creek passes through the ranch for almost one mile (ownership of both sides), and did not stop flowing during the Great Drought of 2011. This creek is rock bottom, alternating from knee deep holes with fern-lined rock ledges to noisy riffles to gravel shoals. The scenery alongside this creek is relaxing and beautiful, and there are sites for possible small impoundments.

Twin Springs are found on the ranch, being part of the headwaters of Bandera Creek, and both maintained pools of water during the Great Drought of 2011. There are highly interesting, carved-out stone basins just below the spring, possibly attributable to Native Americans. This canyon is magical, with steep walls, huge burr oaks, walnuts,

pecans, elm and sycamore. The thick, lush canopy is incredible, and **the feeling of privacy is absolute.**

The ranch also contains several seasonal stock tanks, and one that is spring fed. 5 water wells are located in different parts of the ranch, 4 are operational. Sweet water is found in large quantities at about 600 – 1000 feet in this area. Average annual rainfall is about 30 inches. For more information on area groundwater, check with the Medina County Groundwater Conservation District at 830.741.3162 or visit <http://medinagwcd.org/>

LAND: There are few area ranches possessing the geographic and biological diversity of BCR. The west end of the ranch, extending to SH 462, is part of the Hondo Creek bottom, with deeper soils and shallow water producing giant oaks, pecans and other hardwoods, giving it a park-like appearance. There are several wide, deep soil valleys scattered across the ranch, punctuated by soaring ridges and peaks which offer **staggering views of the surrounding countryside to South Texas!**

The valleys feature lots of large, healthy oaks, elms and other hardwoods, with some cedar, woody shrubs and solid stand of beneficial native grasses, including bluestems, lovegrass and sideoats grama. Primary shrubs include persimmon, mountain laurel and agarita. Forage, browse and cover are excellent for solid populations of whitetail deer, turkey, varmints and songbirds. Feral hogs are observed regularly, and the **overall hunting on this ranch is rated as very good.** There are numerous, deep clay soil locations for food plots located throughout the ranch, there are ample opportunities to “park out” many more acres of valley land.

The eastern portion of the ranch is rougher and thicker, with lots of oaks interspersed amongst the cedar on the steep hillsides and tops. A very nice valley on the far east end of the ranch offers impoundment potential, and is the head of Twin Hollow. This wilderness area is penetrated by a single, rough road, and is loaded with wildlife, while offering ultimate seclusion and protection.

IMPROVEMENTS: BSR is nicely, but not overly, improved, with a nice log home of 4BR, 2BA offering comfortable quarters. This **lodge is well appointed and maintained**, with Saltillo tile floors, metal roof and large porches. The grounds are landscaped, and the home has a nice view overlooking horse pastures to the west.

The HQ's compound also includes a clean, frame 2BR, 2BA foreman's house, log garage, 7 stall horse barn, hay barn, garden, roping arena and stock pens.

Everything is in pretty good shape, not run down, and ready to use. The overall look of the HQ's is functional and organized, and well thought-out.

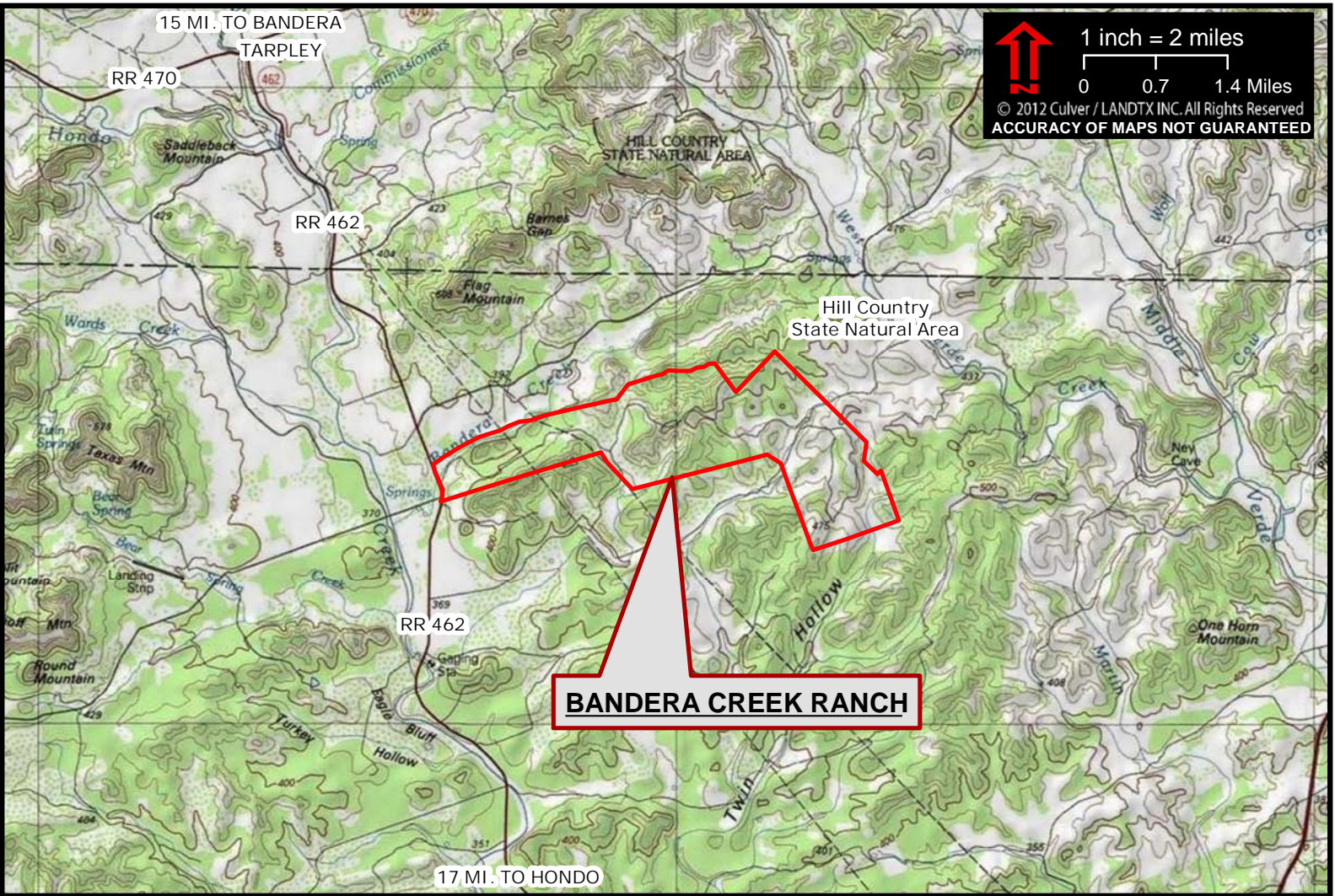
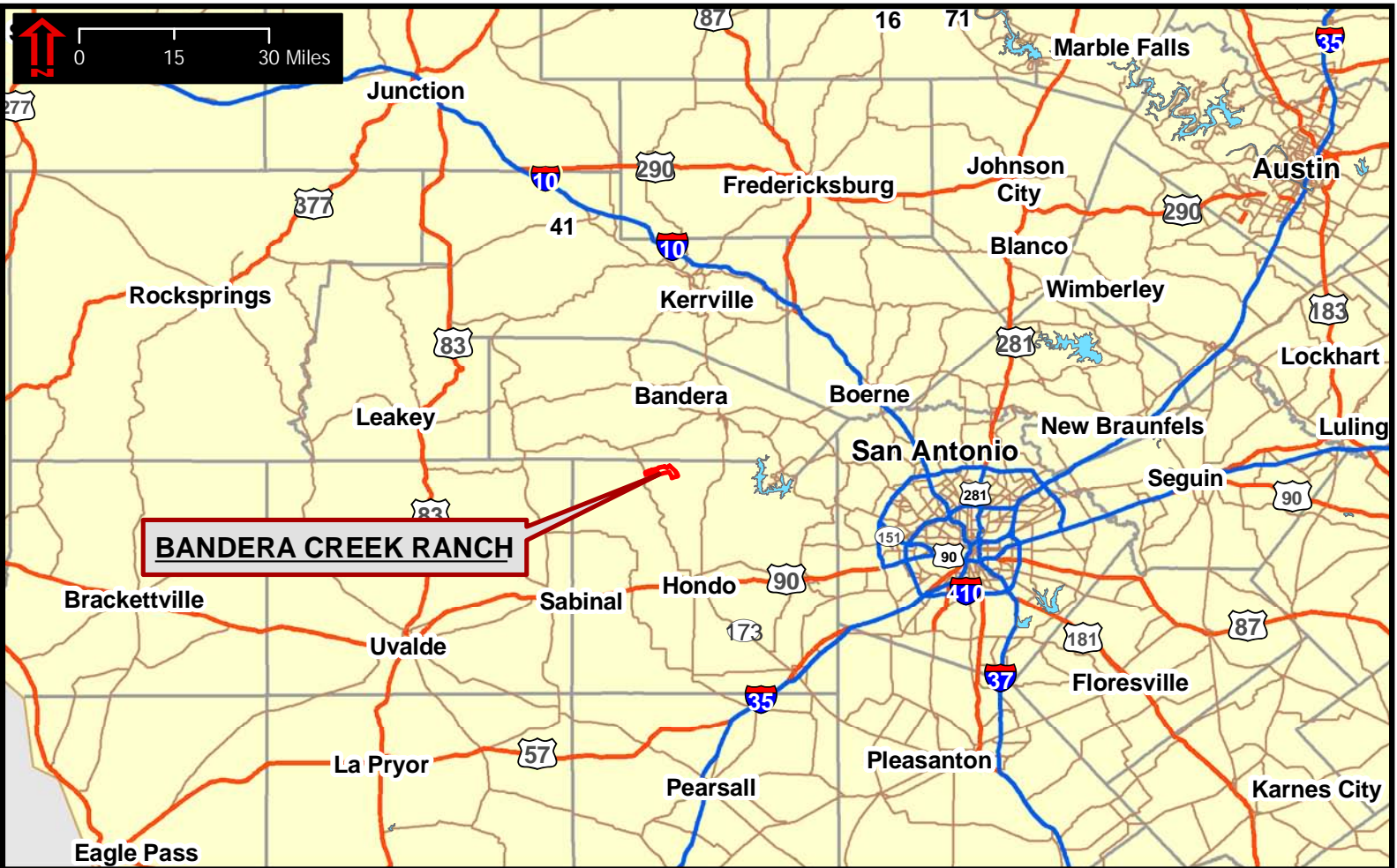
A nice, low key entrance allows for a tasteful presentation along the 2,200' of highway frontage, and the main ranch road, which penetrates most of the ranch, is in good condition. A hunting cabin with electricity, water & AC is located near the south line, at the end of a valley, and is comfortably habitable.

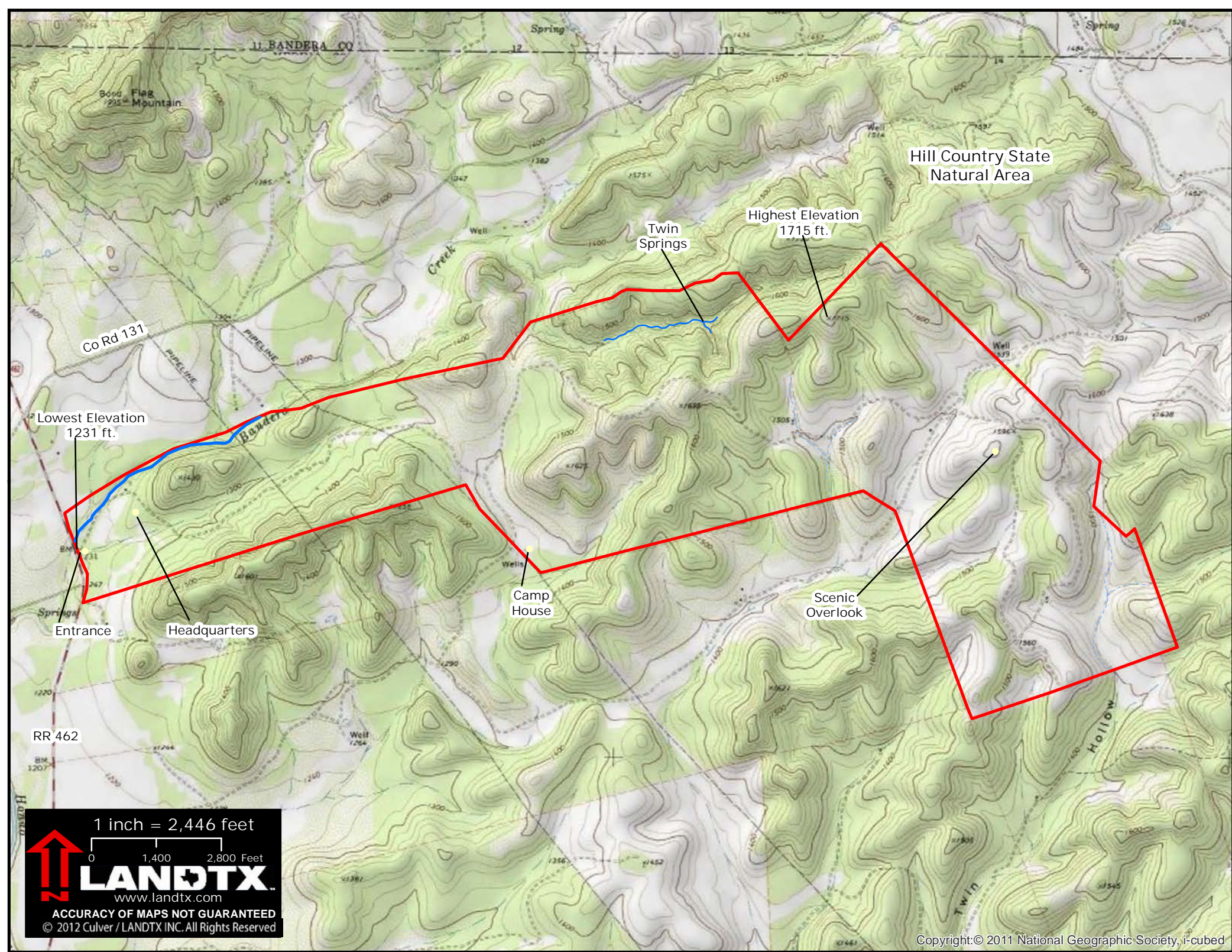
FINANCIAL/TITLE: Listing Price is \$2,375/acre, or \$5,491,000. Sellers will provide current survey acceptable to title company, and basic title insurance, but do not own mineral rights. Title is believed to be fairly clean, other than pipeline easements and electric service lines (no large transmission lines). The ranch is located in the Hondo ISD, electric service is provided by Bandera Electric Coop, and current ag-exempt taxes are estimated at \$6555 annually.

SUMMARY: Bandera Springs Ranch is one of most diverse working/recreational ranches available in today's market. It is suitable for a combination of ranching, equine activities, hiking/exploring and awesome hunting. The secluded location allows for ultimate privacy, though the nation's 7th largest city is only 45 minutes away! We believe that BSR represents one of the best ranch investment opportunities we have seen recently, and anticipate much interest in the offering. If this speaks to you or a client, don't hesitate to call... we look forward to hearing from you and giving you a tour!

The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Broker or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as well as investigate potentially pertinent natural attributes, laws and regulations, and draw their own conclusions regarding the usefulness and value of the property for a given purpose. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

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 sole discretion of LANDTX, *David E. Culver*, broker.





Registered Wells with State Well Numbers Aquifer - Trinity & Edwards

Well Depth -- 500 ft.
Static Level -- 280 ft.
Water Yield -- 15 GPM
Date -- 2005

Well Depth - 530 ft.
Static Level - 43 ft.
Water Yield (Jetted) - 20 GPM
Date - 2004

Well Depth -- 580 ft.
Static Level - 210 ft.
Water Yield (Jetted) -- 10 GPM
Date -- 2004

Well Depth -- 640 ft.
Static Level - 320 ft.
Water Yield (Jetted) - 30 GPM
Date -- 2003

Well Depth - 1000 ft.
Static Level - 450 ft.
Water Yield (Jetted) - 200 GPM
Date - 2005

Well Depth - 1080 ft.
Static Level - 362 ft.
Water Yield (Jetted) - 50 GPM
Date - 2006

Well Depth -- 1295 ft.
Static level - 270 ft.
Water Yield -- 10 GPM
Date -- 2006

Well Depth - 1060 ft.
Static Level - 195 ft.
Water Yield (Jetted) - 7 GPM
Date - 2004

Hill Country State
Natural Area

Twin
Springs

Co Rd 131

Pipeline
ROW

Bandera
Creek

Pipeline
ROW

Camp
House

Scenic
Overlook

Entrance

Headquarters

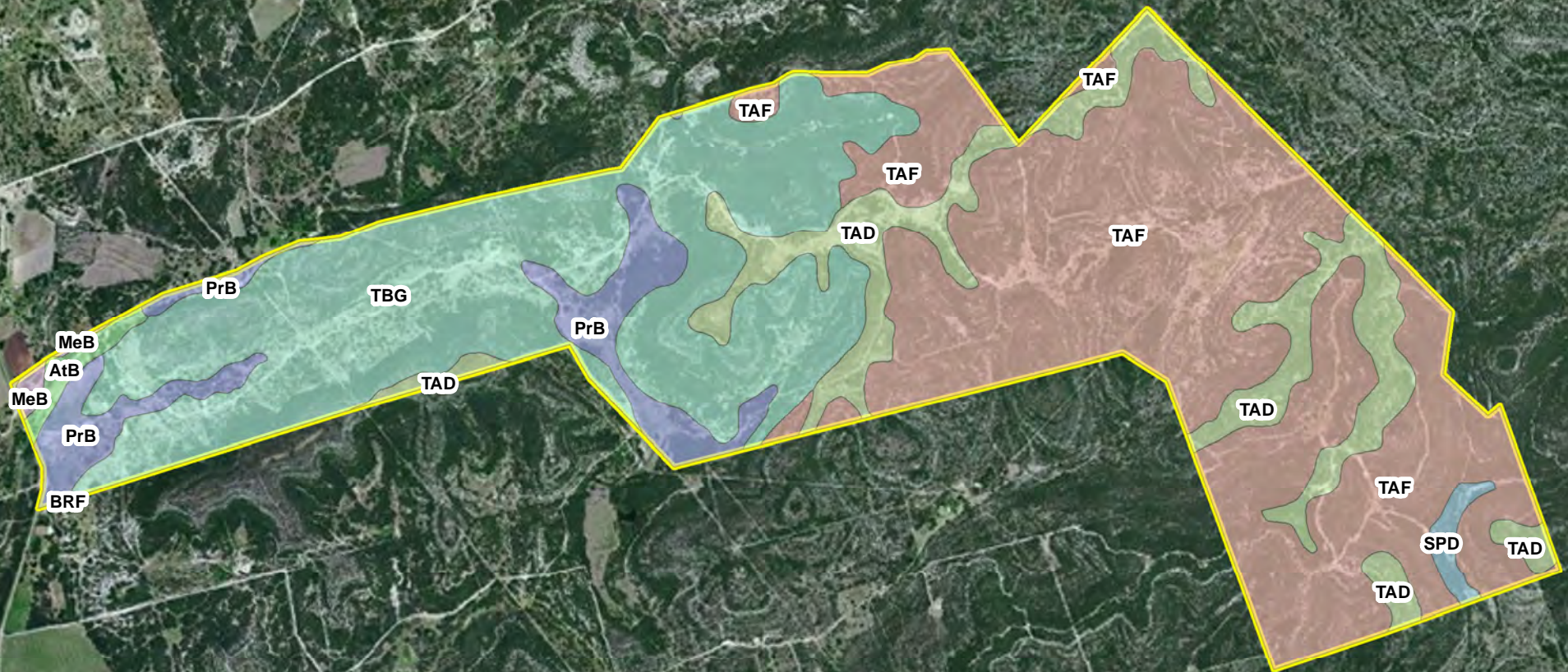
RR 462

1 inch = 2,446 feet

0 1,450 2,900 Feet

LANDTX
www.landtx.com

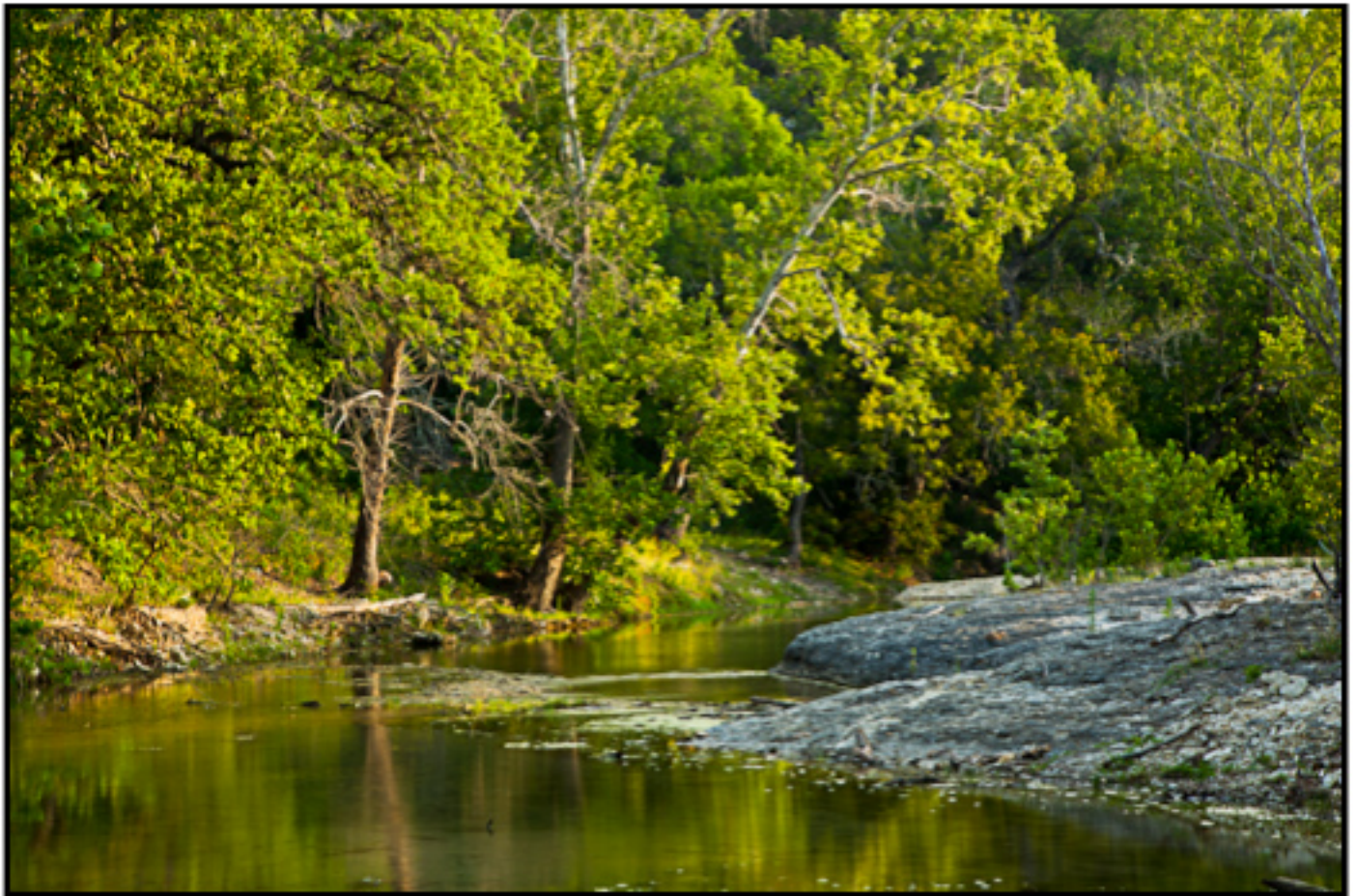
ACCURACY OF MAPS NOT GUARANTEED
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Soils

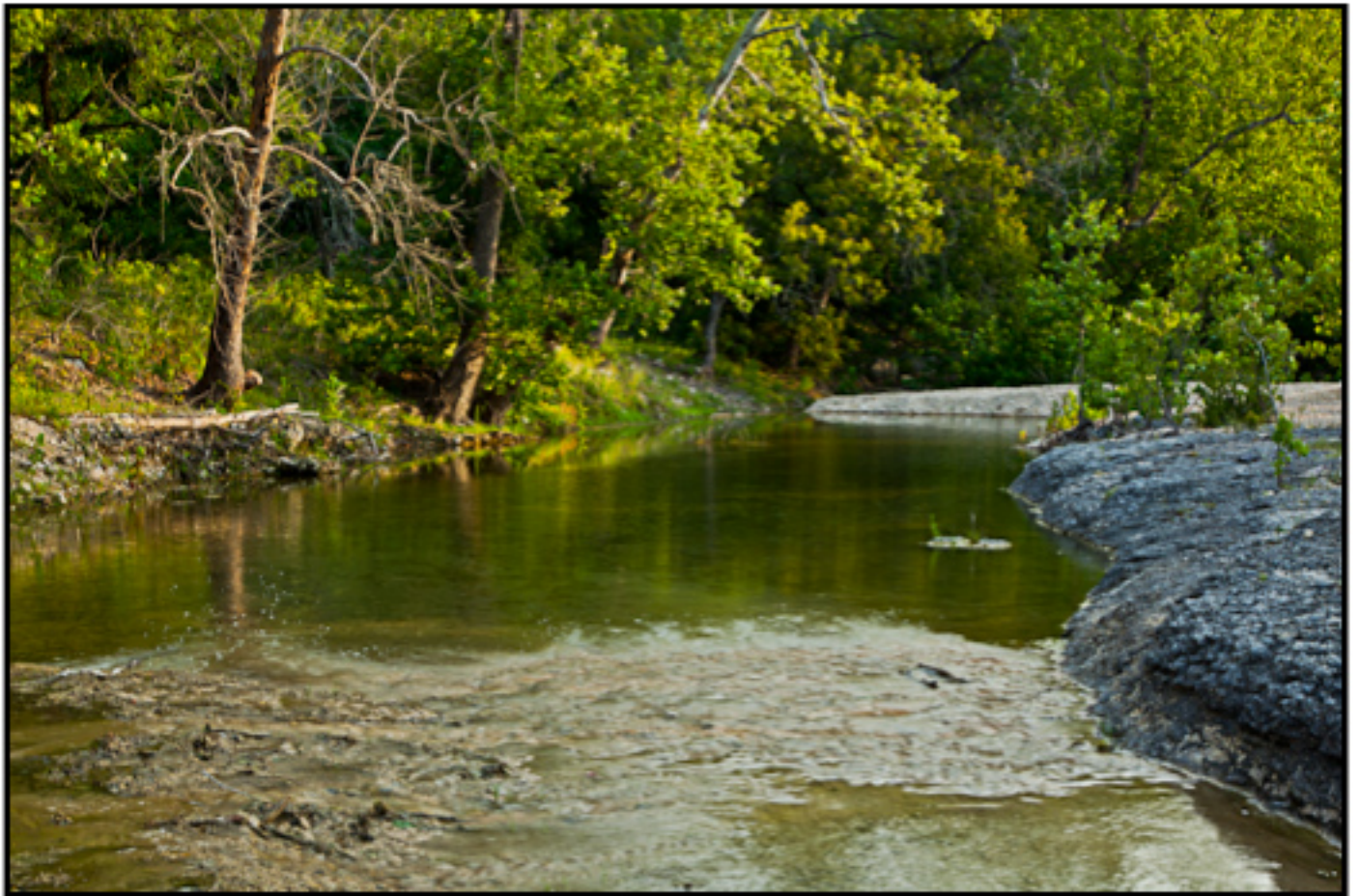
- AtB - Atco loam, 1-3% slopes
- BRF - Brackett-Rock outcrop association, hilly
- MeB - Mereta clay, 1-3% slopes
- PrB - Pratley clay, 0-3% slopes
- SPD - Speck association, undulating
- TAD - Tarrant-Rock outcrop association, undulating
- TAF - Tarrant-Rock outcrop-Brackett association, hilly
- TBG - Tarrant-Rock outcrop-Brackett association, steep

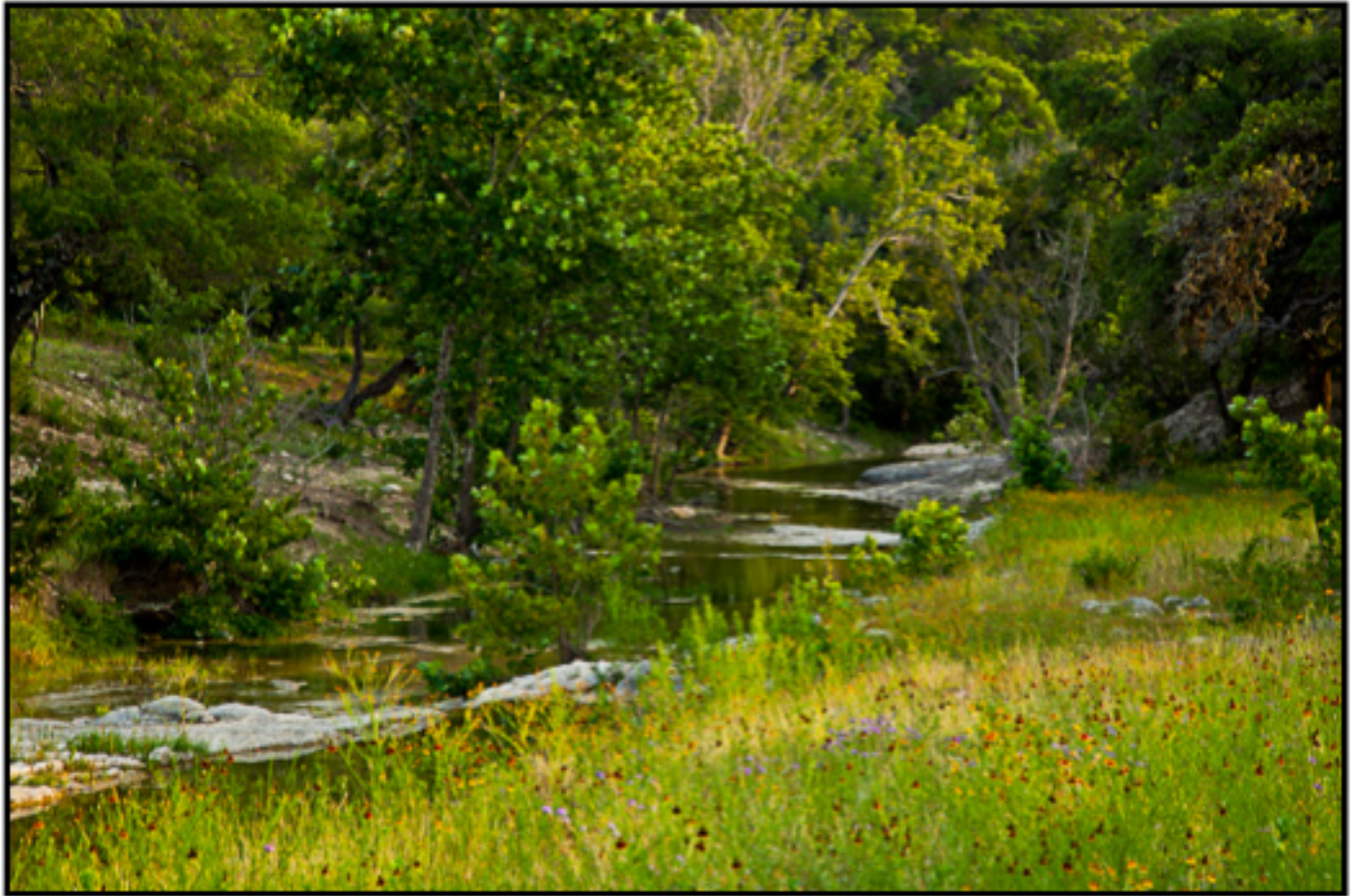
For more information on soils visit
<http://soils.missouri.edu/survey/texas.asp>

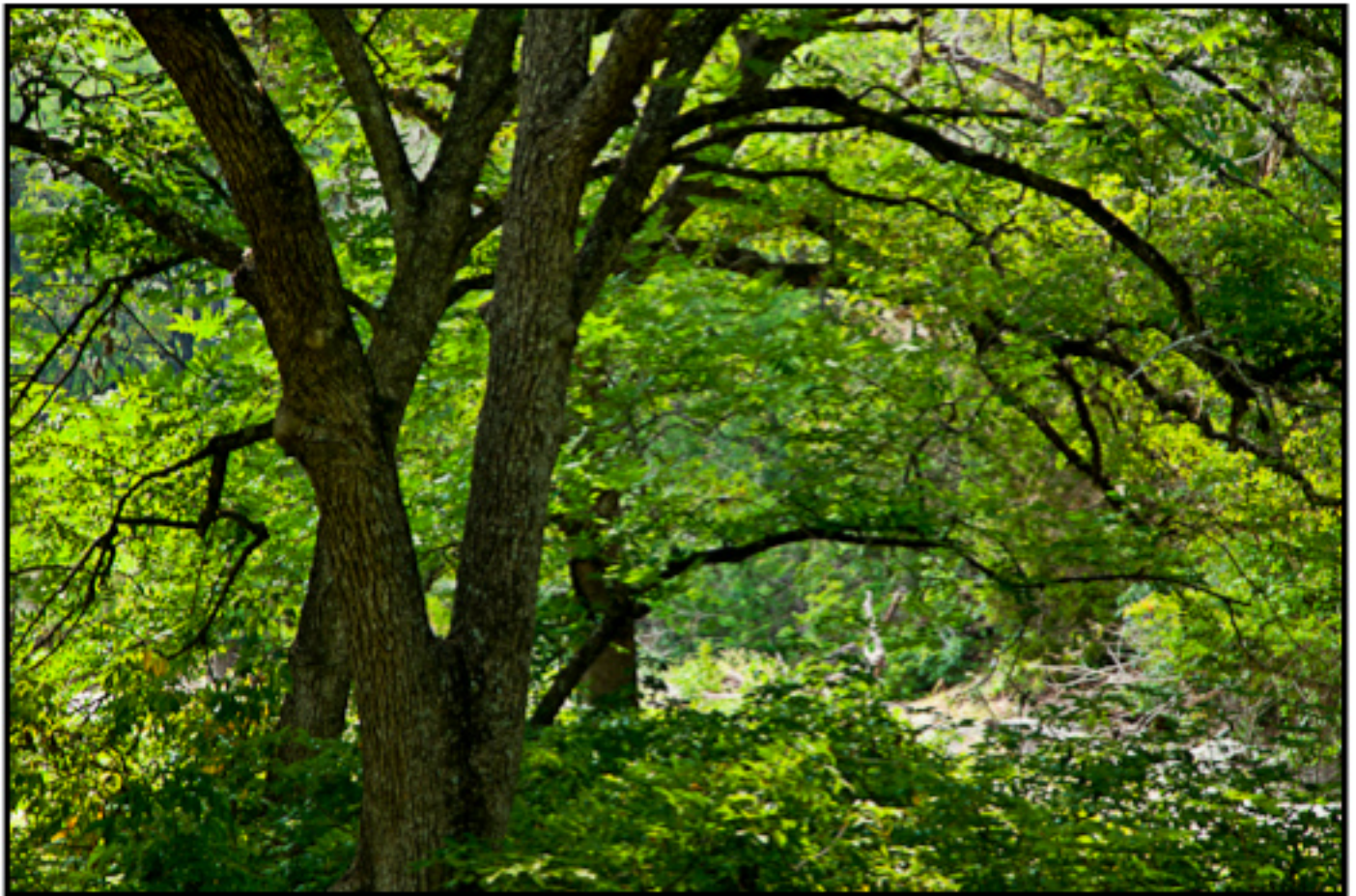












Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

