

1126 ACRES – BLANCO COUNTY
SUPERB WATER & RECREATION
PEDERNALES SPRINGS RANCH

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PEDERNALES SPRINGS RANCH

LOCATION: This magical property lies on the north side of the Pedernales River, just west of the FM 1320 river crossing, in a rural area comprised of medium sized tracts and large ranches. This is 12 miles west of Johnson City (restaurants, shops, supplies), and **23 miles east of awesome Fredericksburg** (hospital, airport, world-class food/shops/etc.). **Austin is 50 miles east**, the Highland Lakes are 30 miles north, and the north side of San Antonio is 60 miles south.

The land has frontage on paved FM 1320, and is also accessed by Schmidt Lane, a lightly-traveled, all-weather road that bisects the southern part of the property while accessing several tracts to the west. Contact broker for further information concerning this road.

WATER: The ranch has 1.25 miles centerline frontage on the fabulous Pedernales River in an area featuring **interesting falls, deep swimming holes and numerous "bathtubs."** The river is solid rock bottom and private (only private river in Texas), and most of the frontage is easily accessible on foot. Noisy falls and shoals continue to rumble even in current drought (2.3.09), and flow is steady at this writing. The larger holes are home to sunfish, bass and catfish, and the fly fishing potential is rated as excellent.

Highly unusual and beautiful, heavy-flowing springs originate on this ranch in several areas, some of which were once diverted into ditches for irrigation of crops and grasses. These springs emanate from gently sloping hillsides, and carve flow paths thru deep soil and solid rock outcrops before emptying into the streambed of the river below. Incredible, park-like hardwood bottoms envelope these spring creeks, creating relaxing opportunities for one to escape beneath the shade to the gurgling sound of the ever-flowing brooks.

Also present are two livestock wells, one with electric submersible pump, other on windmill, at depths of about 100'. According to area well data, there is abundant shallow water in this area, including a **75 gpm well** just north of the ranch at about 110' depth. Considering the springs, plus shallow groundwater, the opportunities for water development on this ranch appear to be very interesting.

LAND: The ranch is essentially a broad, south-facing, gently sloping hill from north to south, bisected by shallow draws, some with limestone outcrops. Elevation at NW corner is 1560', from which one can take in **vast, wide views** of up to 20 miles distant. These viewsheds open up at many points of the north half of the ranch, making a driving tour an exciting event.

The soils vary from rocky limestone outcrops on about 20% of the ranch, to clays and clay loams capable of producing quality forage in decent rainfall years, as well as offering possibilities for other, higher-value uses such as orchards, vineyards, etc. The land has historically been well-managed, and native and improved grasses are well established.

A highlight of this ranch is the truly **outstanding, uniform cover of oaks** and other hardwoods, along with unusual upland native pecan groves near springs. Liveoaks are the predominant species, but also found are Spanish Oak, blackjack, post oak and elm. There is **very little cedar** found on this ranch, and the cover is rated as excellent for whitetail deer, turkey, birds and varmints. The river frontage includes a couple of pecan groves, a few cypress and giant liveoaks astride cliffs overlooking the floodway.

There are about eight mostly clean fields scattered throughout the ranch, some in coastal Bermuda, most in native grasses such as bluestems and grammas. The livestock carrying capacity is about one animal unit/20 acres under normal conditions, and there is plenty of acreage suitable for an equine enterprise. A named, mapped cave is located in the NW quadrant of the property. The **"Llewellyn Cave"** entrance is found in a large sinkhole, and has several small rooms, with one tunnel yet to be explored having possibilities of additional caverns.

IMPROVEMENTS: The ranch is fenced (poor to good condition), with some cross fencing (poor to good). An old rustic HQ's includes a clean rock ranch house in livable condition, usable outbuildings, barns and sheds, and a set of cattle and sheep working pens. This area is **vintage German-Texana**, and some of the structures are quite fascinating.

There are a couple of old hunting cabins and stock gathering stations located in different areas, and there is an extremely interesting, ancient fireplace, located in the NE quadrant. Two water wells supplement the springs, and one of the springs has been boxed in with pumphouse to supplement output. Pasture roads provide adequate access to much of the ranch, and there is a small pond dug out at the head of one of the springs.

FINANCIAL/TITLE: Asking \$9,000/acre, cash to Sellers, who will provide current survey and basic title insurance. This ranch is jointly owned by an estate in conjunction with a major university foundation, and the conveyance instrument will be typical of same, with the property sold "as is, where is. . . ." A small portion of minerals on part of the ranch are offered with the sale. There are visible electric utilities passing through the property, no transmission lines. The ranch is restricted against subdivision until 2022.

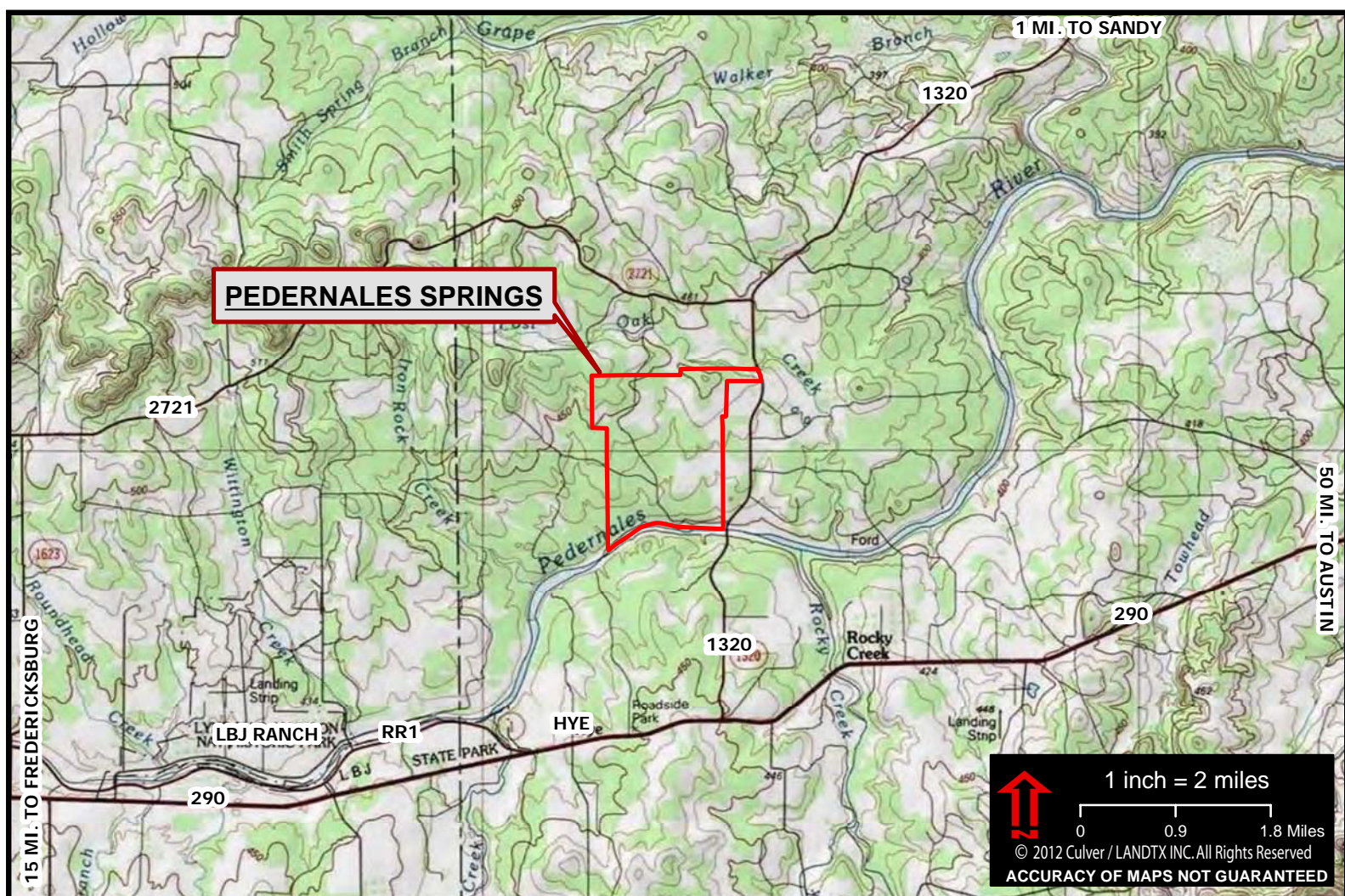
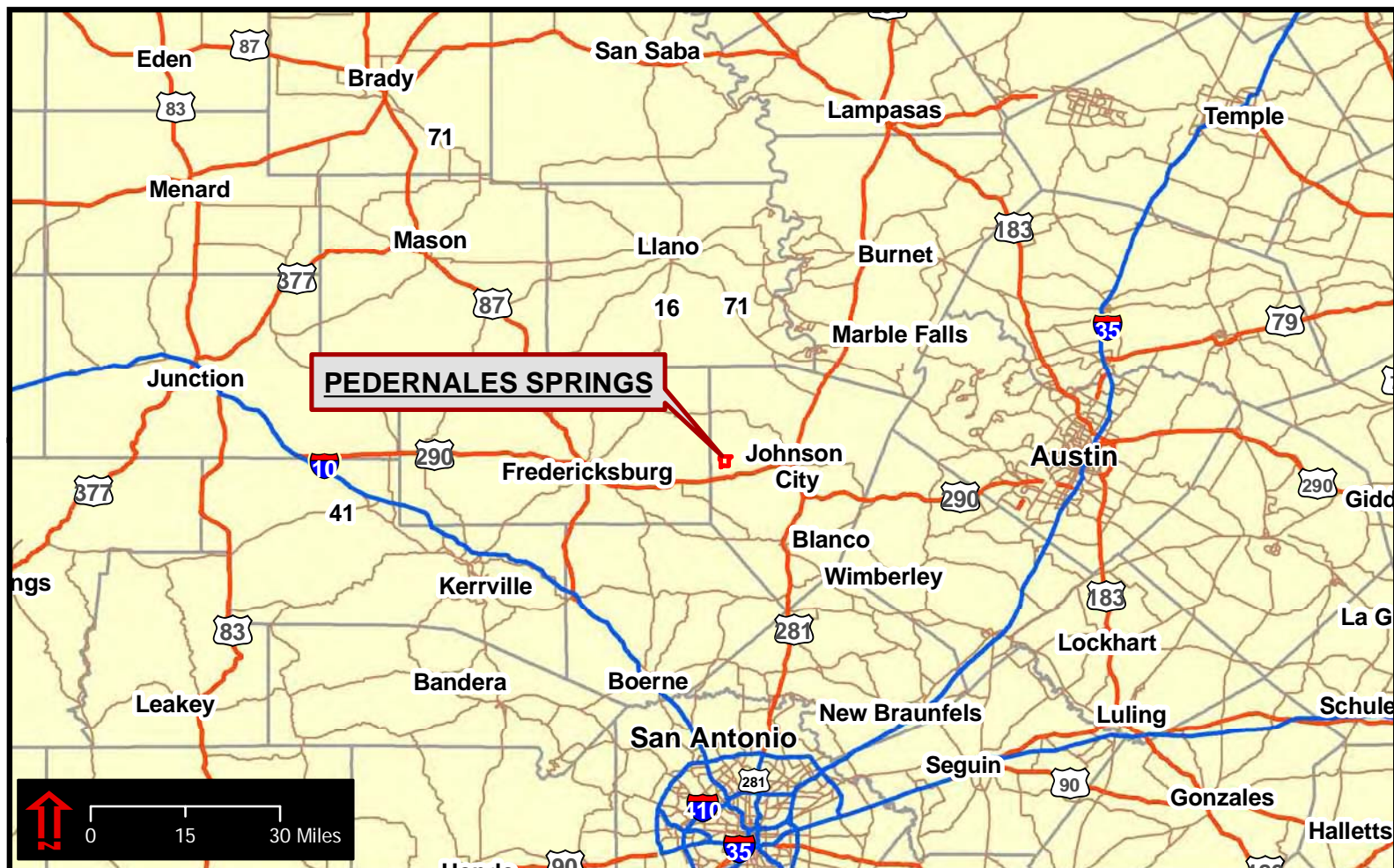
The ranch lies in the Johnson City School District, and the 2008 ag-rate taxes were approximately \$3143.

SUMMARY: This incredible, historical ranch oozes fascination and mystique, from the world-class Pedernales River frontage, to the awesome spring complexes and old irrigation canals, finally to the drop-dead gorgeous, uniform cover of oaks and hardwoods. The superb location, coupled with major league natural attributes, props Pedernales Springs into the category of "premier," yet still a blank canvas for the visionary land steward/family to enjoy/develop for generations to come. We are excited to share it with you, so don't wait!

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. Viewing appointments scheduled with LANDTX.

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.



HIGH ELEVATION
1560 FT.

RR 1320

ENTRANCE

BM.1322

LOW ELEVATION
1290 FT.

RIVER

1 inch = 1,313 feet



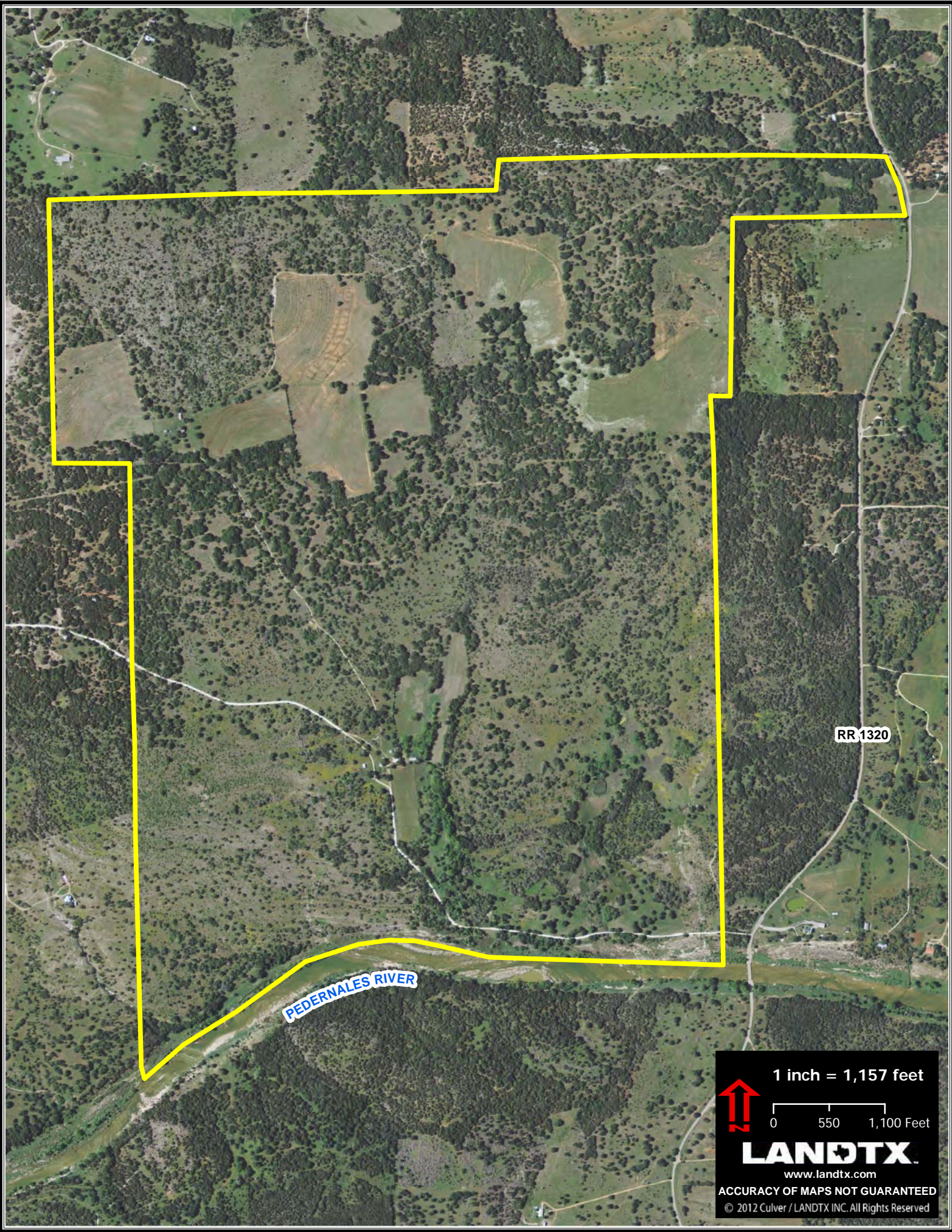
0 650 1,300 Feet

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ACCURACY OF MAPS NOT GUARANTEED

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1 inch = 1,157 feet

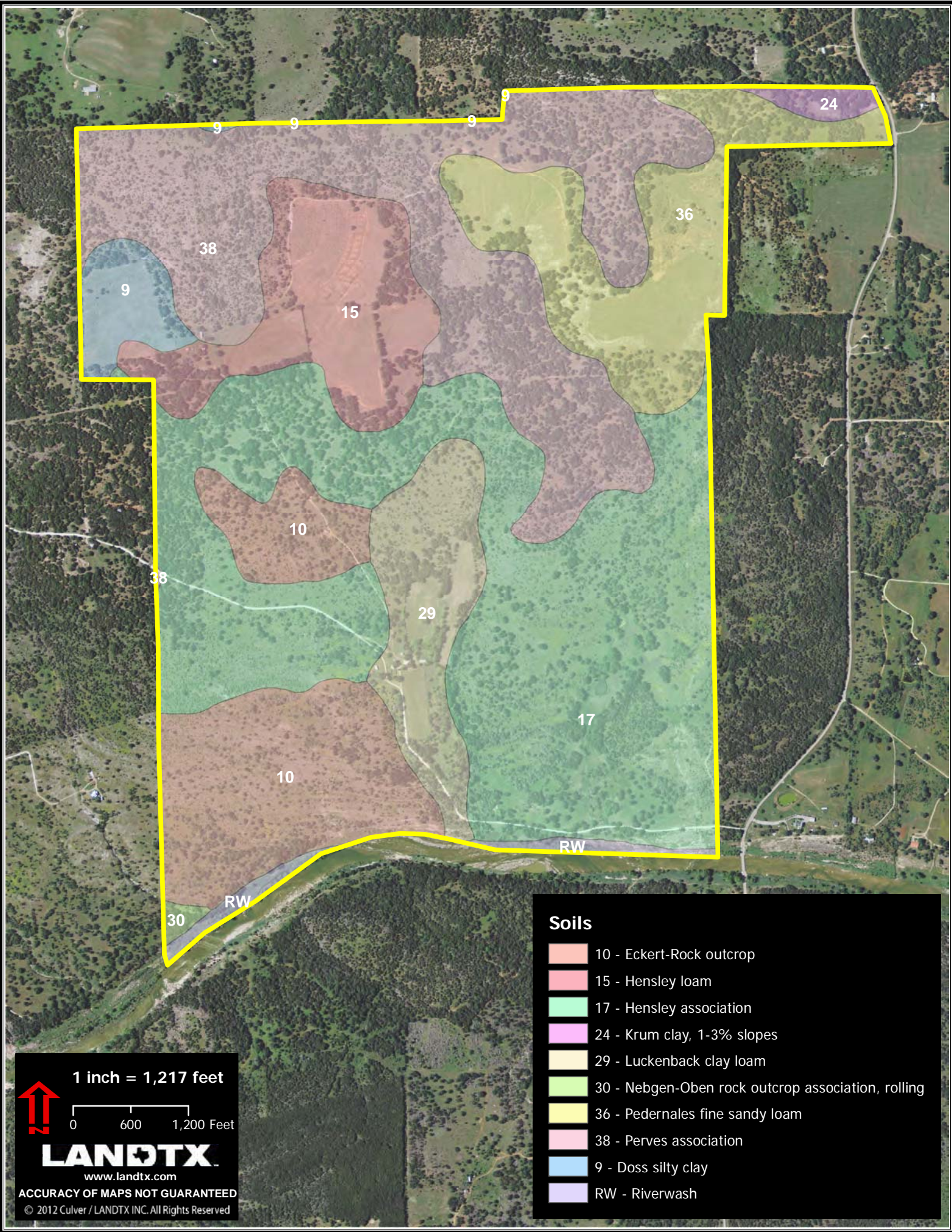
0 550 1,100 Feet

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Registered Wells with State Well Numbers

Depth = 195'
Yield = 40 gpm

Depth = 107'
Yield = 75 gpm

Depth = 105'
Windmill

Depth = 140'
Yield = ?

Depth = 124'
Yield = 17 gpm

Depth = 700'
Yield = 15 gpm

Depth = 140'
Yield = 25-30 gpm

