

39 ACRES – BLANCO COUNTY

LIVE WATER SHOWPLACE

BLANCO RIVER FARMSTEAD

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LOCATION: This ultra-sweet spot fronts on paved Texas RR 1888, in the prized area of the Upper Blanco River Valley known as Flugrath. This is about 6 miles west of Blanco (restaurants, supplies, shops, groceries), and about 30 miles SE of sizzling Fredericksburg (hospital, jet airstrip, upscale shops/restaurants). This is about one hour from both Austin and San Antonio (everything else).
(<http://www.co.blanco.tx.us/ips/cms>)

The area consists of a few large ranches interspersed with smaller holdings, but few small tract subdivisions, and the scenery is uncluttered with rooftops. **The setting of this site is fantastic**, with views of surrounding wooded hills providing a feeling of grandeur and size not normally associated with a smaller tract of land.

WATER: The property is bisected by almost **1/4 mile of the spring-fed, rock bottom Blanco River**. This water is floatable and swimmable, in a unique pool lined with a concrete beam and walkway on one side. The river is lined with legacy oaks majestically providing shade, and the scenery is next to none.

There are three known water wells, one shared with a neighbor, which provide adequate sweet water for the compound and livestock. For further information on groundwater in this area, contact the Blanco-Pedernales Groundwater Conservation District (<http://www.blancocountygroundwater.org/>).

LAND: The site is mostly level, gently sloping down to the banks of the river, which are completely accessible throughout its length. The soils are loamy clays, highly suitable for orchards, gardens, equines and hay production, and a good stand of coastal Bermuda in two fields backs that up.

Wildlife includes deer, turkey and songbirds, and fish are sometimes harvested from the river, which has only gone dry in this area once (per owner). No doubt about it, though, this is more of a horsey kinda place than a hunter. . .

IMPROVEMENTS: The compound includes a nice, approx. 2,500 sf frame ranch house of 4 BR/3 BA, with fireplace, surrounded by gorgeous landscaped grounds. Outbuildings include a guest apartment and shop/shed, pole barn and a beautiful in-

ground swimming pool abuts the manicured, smooth wire horse paddocks with loafing sheds. Nice patios and walkways connect up the compound, and the shady setting is simply splendid! Fencing is in good condition, and there are several areas delineated and maintained for plantings around the compound.

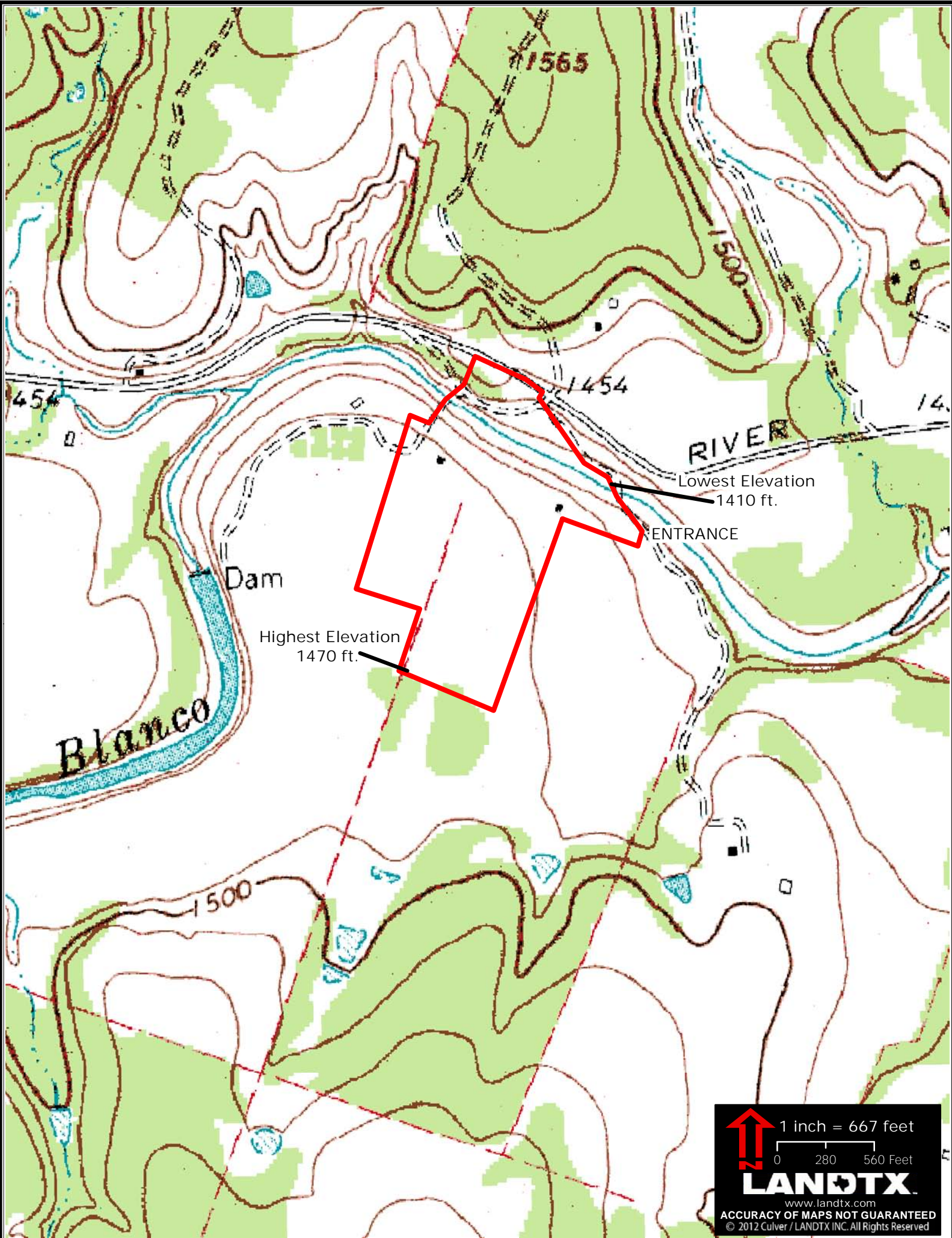
SUMMARY: This outstanding mini-ranch offers up many attributes of much larger properties, though in a much smaller, affordable package. Blanco River frontage in this area is hard to find, and when it is tied to good quality, productive land with solid improvements in a fantastic setting, it becomes a premier offering!

FINANCIAL/TITLE: Listing price is \$1,000,000. Seller will furnish current survey and basic title insurance, mineral conveyance is negotiable. The property is located in the Blanco Independent School District, and 2012 taxes are estimated at \$5,885.74. It is believed that approximately 19 acres are not ag exempt at this time.

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 staff only. **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.





1 inch = 667 feet

0 280 560 Feet

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1 inch = 226 feet

0 95 190 Feet

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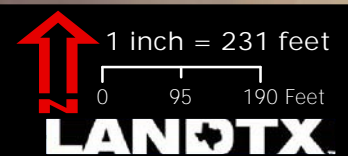
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Soils

- 26 - Lewisville clay loam, 0 to 1 percent slopes
- 41 - Tarpley clay, 1 to 3 percent slopes
- 7 - Brackett-Real association, hilly
- RW - Riverwash, frequently flooded

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



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