

99 ACRES – GILLESPIE COUNTY
POTENTIAL WATER SHOWPLACE
BLUE HOLE FARM

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LOCATION: This fine little farmstead is located at end of an all-weather gravel, fenced easement road about 1/3 mile S of paved Tivydale Road (RR 2093), **15 miles west of rockin' Fredericksburg** (jet airport, good hospital, supplies, fine shops and restaurants, big box stores). This is about 7 miles SE of Harper (supplies, public schools) and about 18 miles from Kerrville (more big box stores, supplies, hospital). The area consists of mostly medium sized to larger farms and ranches, with a scattering of smaller tracts. All adjoiners to subject are about equal sized or larger, and neighbor to the east is a showplace.

This is about 75 miles NW of San Antonio (international airport, etc.) and 100 miles west of Austin (State Capitol). For further information on Gillespie County, go to <http://www.gillespiecounty.org/>

WATER: There are few private swimming holes possessing **the majesty and grandeur of Blue Hole**, fed by surging underwater springs, which help maintain a constant level even in drought conditions. A high dirt bank defines most of the frontage on subject property, though there is a rock trail along which one can traverse the entire length of the hole if so desired. From the top of the dirt bank are a couple of **drop-dead spectacular homesites overlooking this awesome hole of water**, which reaches depths of up to 8' in places.

Beginning and ending more or less on this ranch, the hole has length of about 1,000', and starts and stops in shallow rock bottoms of sheet flow, with deeper shelves and trenches in between, some housing monster bass and catfish. Owner reports 7# bass harvested recently, and no public traffic or river use in the area. Also notable is that the land **across the river is all in flood plain**, and little used with no future development potential.

Strong, seasonal Walnut Creek has water most of the time, and crosses the ranch for about ½ mile, creating a fine, deep soil bottom sprinkled with monster oak/elm/pecan/walnut. A water well with electric submersible pump serves the residence, and there is evidence of an old river water pumping system that is no longer in use. For more information on area groundwater, contact the Hill Country Underground Water Conservation District at 830.997.4472 or visit their website <http://hcuwcd.org/>.

LAND: The 100% usable land rolls gently from NE to SW, is bisected by the aforementioned Walnut Creek (a major feature), and consists of 50% thick to scattered trees (oaks, elm, pecan, walnut, mesquite, hackberry) and 50% level, clean tillable river bottom field, lined with hardwoods.

The overall condition of the land is poor to fair, and there appears to be **significant upside and opportunity available** to someone willing to spend some time and \$ on retrofitting/rehabbing this ranch.

Nice hill views to the south and southeast are had from homesites up on the higher plain of the north, and a monopole electric transmission line is visible to **the south from some areas as well, though not "in your face" worst possible case**. The **Walnut Creek bottom is intriguing**, offering impoundment possibility, as well as **beautiful, large hardwood trees throughout** much of its length. The habitat for wildlife such as deer, turkey and dove is solid, and the potential for advanced/intense ag production (orchard, vineyard, etc.) is obvious.

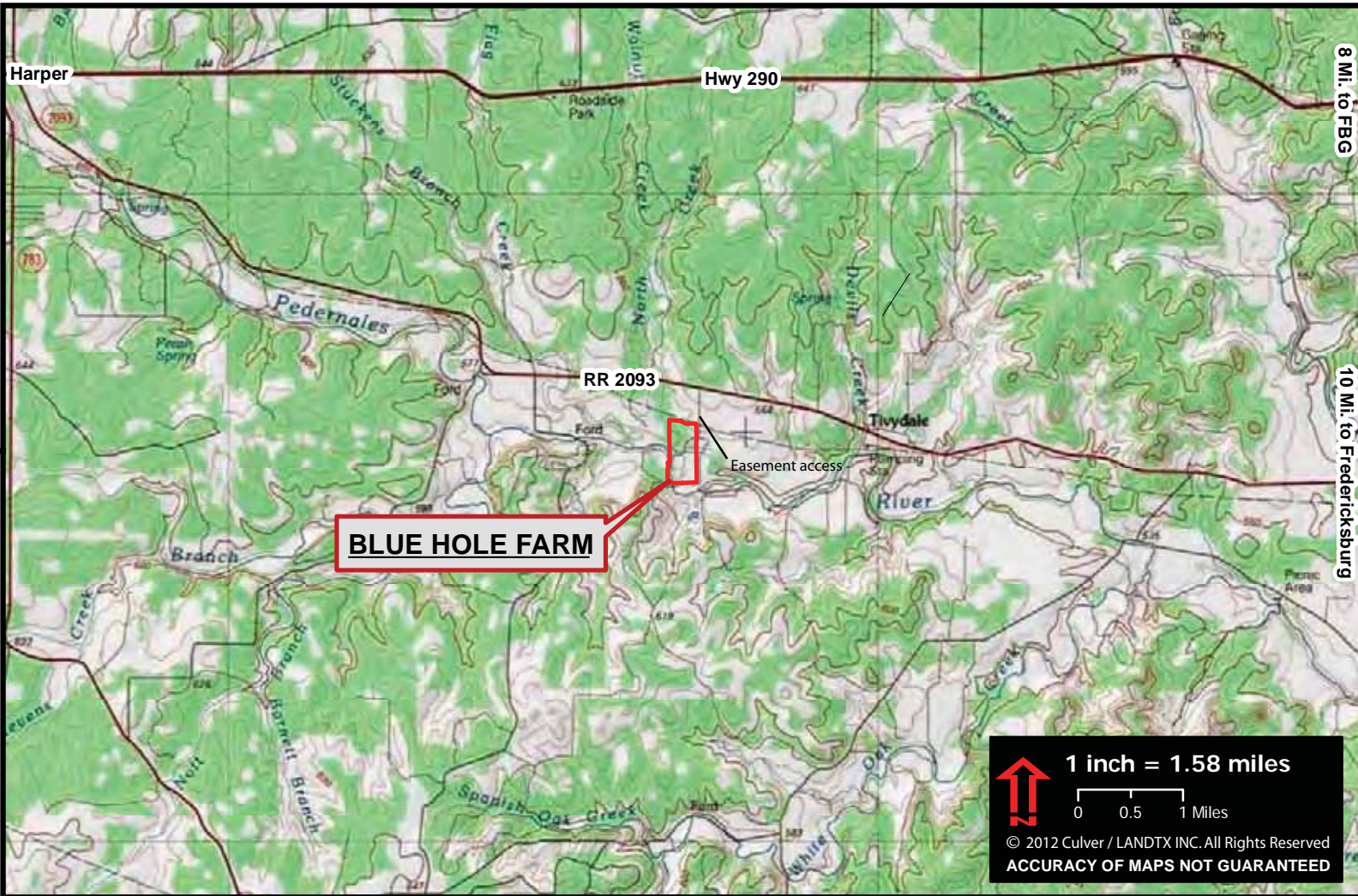
IMPROVEMENTS: The land is fenced, with some cross fencing, most in poor to fair condition. A large, older stucco/rock home is currently occupied by the owner. This home is rambling and probably **borderline restorable/bulldozer material, but was certainly quite nice in its heyday**. There is an annex and several rock patios, and a separate garage. An interesting log and chink smokehouse merits attention, and the area is served by a water well with electric submersible pump. A nearby rustic barn/shed offers function but little value.

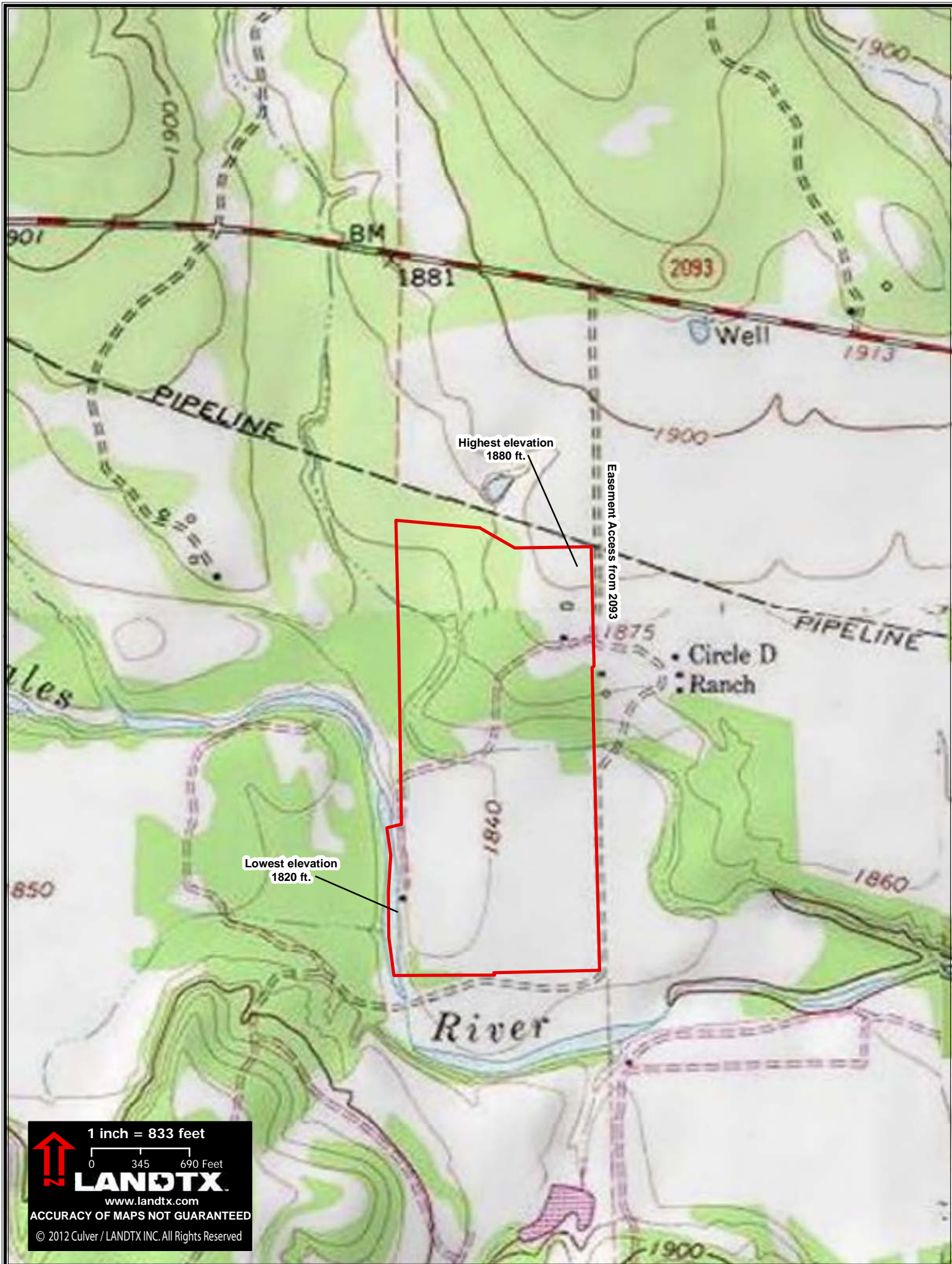
FINANCIAL/TITLE: Listing Price is \$975,000, cash to Seller, who will provide current survey and basic title insurance. Minerals are negotiable. There are electric service lines accessing the property, no other apparent easements or title **matters of note to Seller's knowledge**. The ranch lies in the Harper Independent School District, and 2011 ag-exempt taxes are estimated at \$850

SUMMARY: If you are looking for the most affordable, major league deep private water attached to smooth, usable land within easy reach of Fredericksburg, this offering should be seriously considered. With homesite overlooking the water, and smooth, tillable pastureland suitable for horses, orchards, etc. adjacent, this is **a potential dream setting** for a productive, sustainable operation of the highest order, but with a total price tag affordable by many.

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.





1 inch = 833 feet

0 345 690 Feet

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ACCURACY OF MAPS NOT GUARANTEED

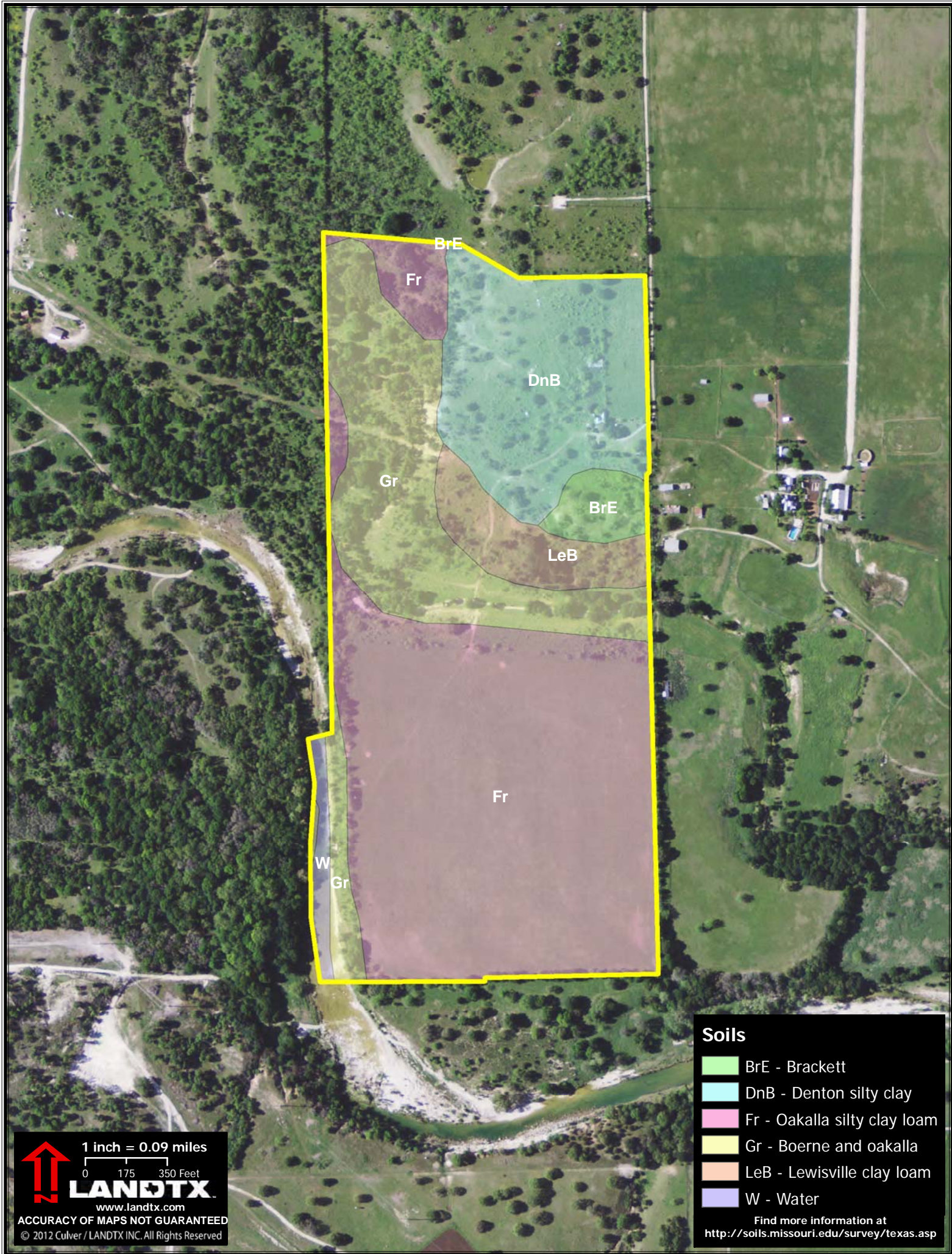
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RR 2093

Easement Access from 2093

Entrance

pedernales River



Registered Wells with State Well Numbers Aquifer - Trinity

Well Depth -- 210 ft
Water Yield 20 GPM
Date -- 1977

Well Depth -- 240 ft
Static level -- 133 ft.
Water Yield -- 45 GPM
Date -- 2006

Well Depth -- 238 ft.
Static Level -- 128 ft.
Water Yield -- 50 GPM
Date -- 2005

Well Depth -- 353 ft.
Static Level -- 255 ft.
Water Yield -- 40 GPM
Date -- 2003

Well Depth -- 320ft.
Static level - 230
Water Yield - 35 GPM
Date -- 2006

Major Aquifers

NAME

EDWARDS-TRINITY

TRINITY

USA Topo Maps





























