

280 ACRES – KERR COUNTY

CREEK/FIELDS/HILLS

WATER VALLEY RANCH

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LOCATION: The land extends to within several hundred yards of US 87, about five miles north of IH-10 at Comfort, thus is located in the **epicenter of all things Hill Country**, with high speed access at the front gate, but none of the hassles of having frontage. Access is via short, deeded easement (Fritz Dr., which follows the north boundary). Comfort is home to supplies, restaurants and an array of antique purveyors. Fredericksburg (good hospital) is 15 minutes north, providing some of the most interesting and varied dining and shopping east of Aspen, and north San Antonio is a mere 40 minutes away via IH-10. Kerrville and Boerne are each about 20 minutes away (hospitals, big box stores).

The neighborhood consists of small to large work/play ranches, high-end residential subdivisions and acreage tracts. Falling Waters, a nice, small acreage tract-type subdivision with \$350K-type homes, adjoins this ranch to the south, and a 900 acre ranch is adjoining to the north. This area was originally part of the sprawling Stieler Ranch, and **is still owned by Stieler heirs**. A private electric transmission line crosses the northern neighbor, and is visible from this property.

WATER: The spring-fed, strong-flowing West Branch of North Creek flows thru the ranch for about one mile, having visible flow in places even during recent drought (per owner). This is **strong and scenic water flow**, with interesting waterfalls and small swimming holes (over your head) in exquisite riparian settings shaded by large trees. A leading conservation contractor commented that this ranch offers one of the **finest sites for a large lake** he has seen, perhaps up to 12 acres in size.

A large, historic spring lies higher in the drainage above this ranch, which once was the primary water supply of this section of the Stieler Ranch. Outputting about 40 gpm, this spring “picks up steam” as the drainage progresses downstream, tapping into underground springs and seeps, resulting in a **strong, consistent flow of sweet water** that may be utilized by this ranch to create impoundments, irrigate, etc. This is solid, usable water, folks, end of story.

There are no known water wells on the ranch, as they were not needed due to presence of spring complex. Water for livestock is available at varying depths, and potable, sweet water for human consumption can be found at about 600’ in this area. For further information on area groundwater, check with the Headwaters Groundwater Conservation District at <http://www.hgcd.org/> or call 830-896-4110.

LAND: This splendid property is easy on the eyes, with clean, fertile fields running alongside the main drainage, backed by **high hills loaded with large hardwoods**, another testament to the abundant water. The ranch is bisected by a ridge line offering area vistas, and owns most of the valleys on either side, and has a total elevation change of about 250' from top to bottom. Both valleys have good clay soils, and feature huge pecan, walnut and oak trees around natural homesites. The north valley appears to have been cultivated at one time, and there is ample smooth land for a horse operation, orchard or vineyard.

A remarkable abundance and diversity of trees is found in this area, including cherry, buckeye, Spanish oak, post oak, elm and shin oak, in addition to the above-mentioned big 'uns. The ranch does not have much cedar on it, and shrubs such as persimmon, agarita and prickly pear are observed in low concentrations. The cover is adequate for wildlife, and there are solid populations of native and exotic deer in the area, as well as Rio Grande Turkey.

IMPROVEMENTS: Other than some perimeter fencing and ranch roads, there are no improvements on the property. Electricity is readily available, however.

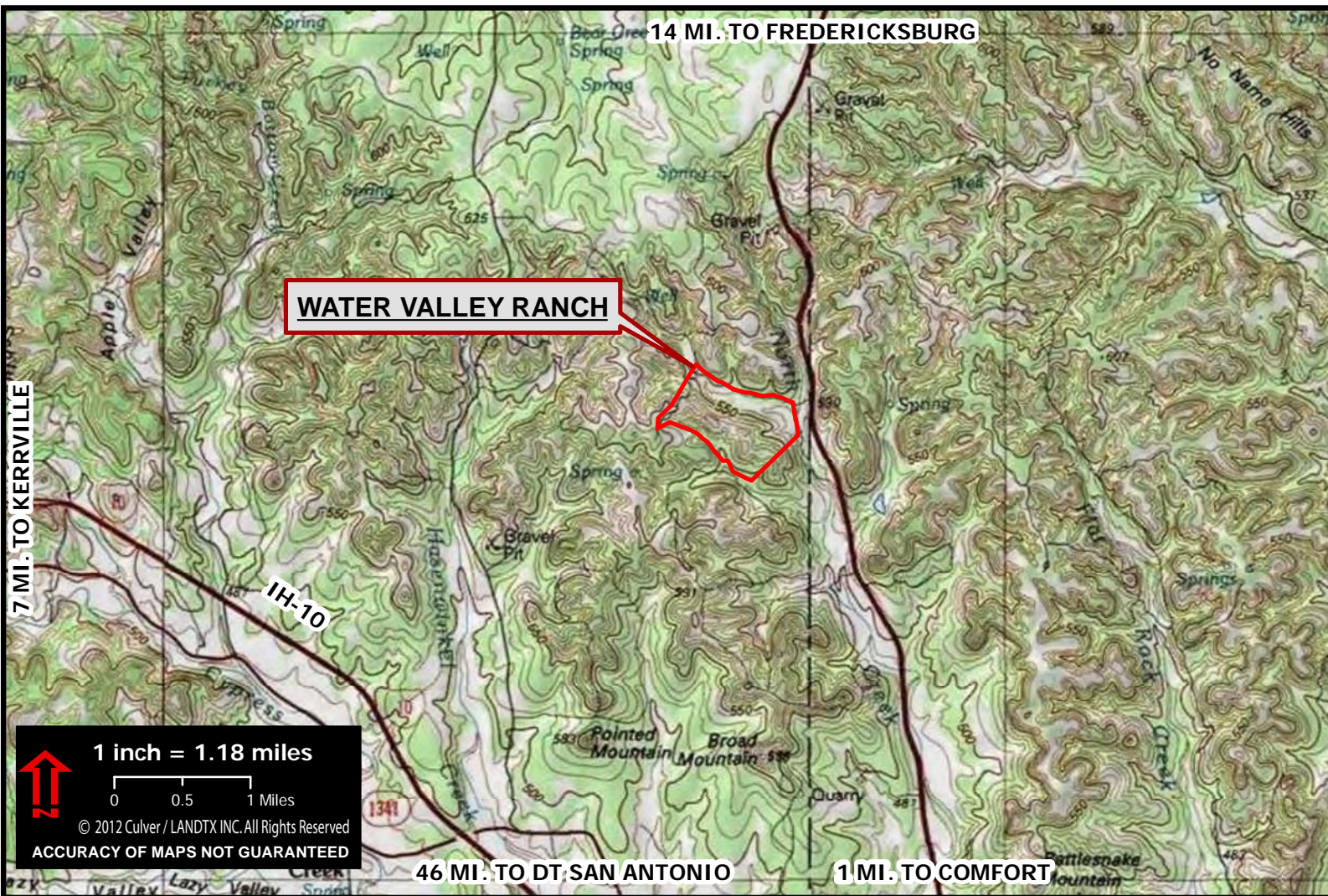
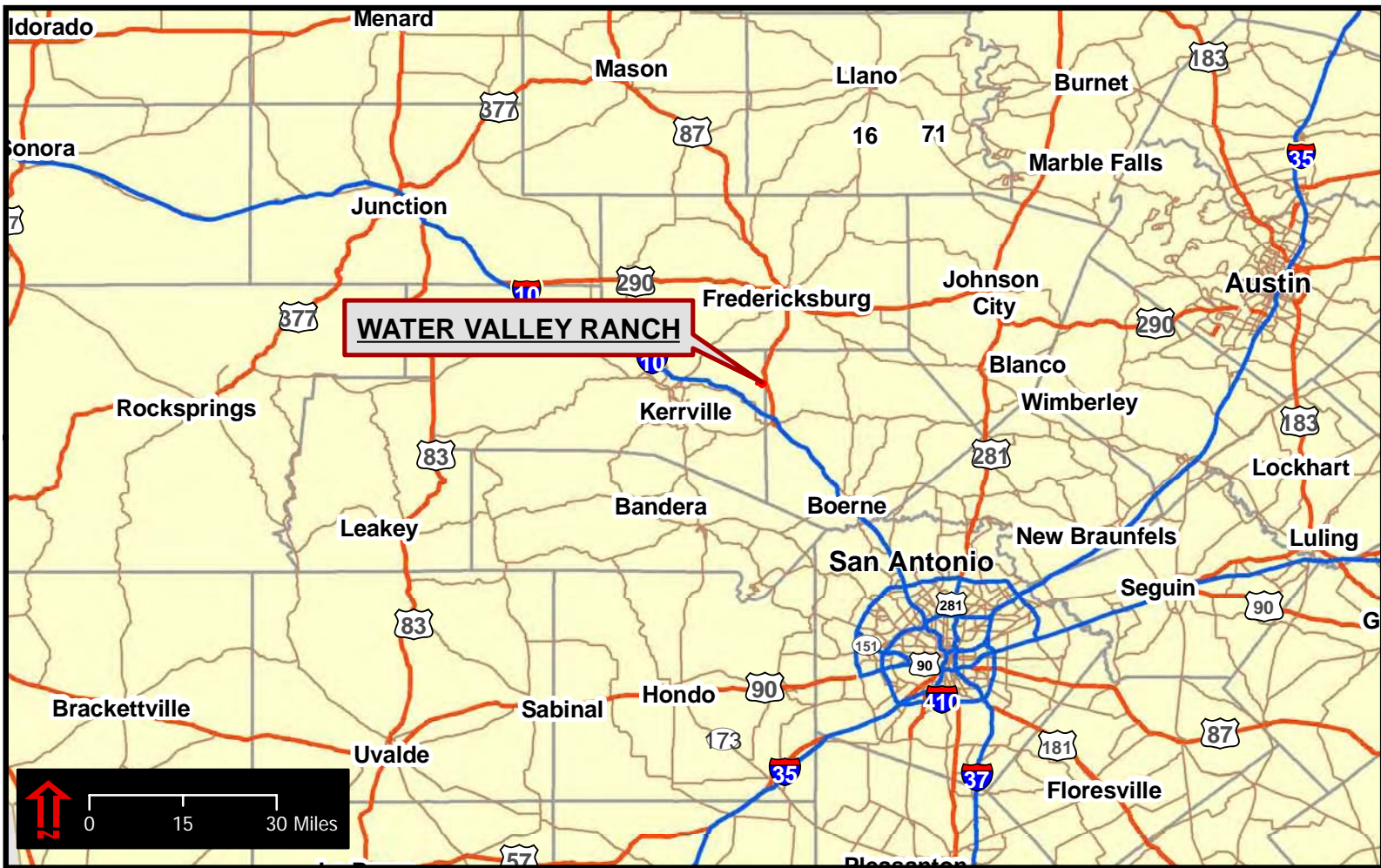
FINANCIAL/TITLE: Asking \$4,975/acre, cash to Sellers, who will provide current survey and basic title insurance. 100% owned minerals to convey. A gas pipeline easement follows the ridgeline thru the ranch, but does not visually intrude. The property is located in the Comfort School District, and 2010 taxes are estimated at \$300. The property is currently ag-exempt, and may be divided into two 140 acre parcels at \$5,250/acre.

SUMMARY: There are few small ranches in this prized location that ever become available for outside purchase. If one can deal with the visible transmission line, this becomes one of the highest-value offerings in the area with bonafide big lake potential and fertile, tillable bottomland. Enjoy the amenities associated with this premier location, and build up your own private ranch from scratch, knowing that you have the rare chance to continue a ranching/outdoors legacy of many moons on this historic site. We welcome your further interest, and look forward to making your acquaintance.

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 only with LANDTX staff.

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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 = 838 feet

0 330 660 Feet

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Hwy 87

Fritz Dr.

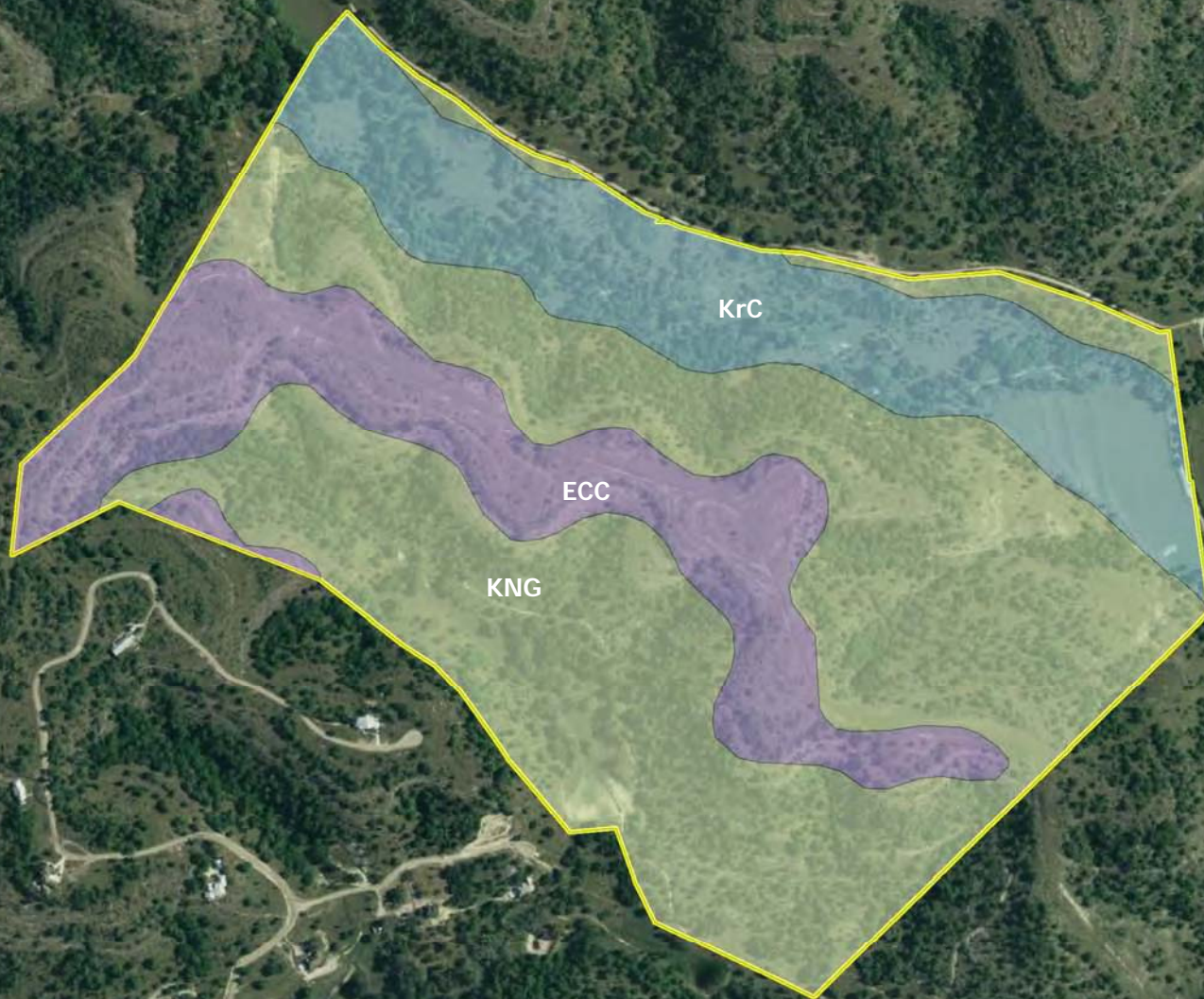


1 inch = 829 feet




0 330 660 Feet

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Soils

-  ECC - Eckrant-Comfort assoc., gently undulating
-  KNG - Kerrville-Real association, hilly
-  KrC - Krum silty clay, 3 to 5 % slopes



1 inch = 829 feet

0 362.5 725 Feet

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Registered Wells with State Well Numbers Aquifer - Trinity

Spring
2 GPM

Spring
2 GPM

Well Depth -- 400 ft
Static level -- 200 ft.
Water Yield -- 100 gpm
Date -- 1997

Well Depth -- 460 ft
Static level -- 300 ft.
Water Yield -- 80 gpm
Date -- 1997

Well Depth -- 430 ft.
Water Yield -- 20 gpm jetted
Date -- 2005

Well Depth -- 525 ft
Water level -- 330 ft
Water Yield 100 GPM
Date -- 2003



























