

IT'S NOT JUST AN **INVESTMENT**,
IT'S A **BETTER WAY OF LIFE!**



PROPERTY INFORMATION **OVERVIEW**

Acreage.....	2,708.54 +/- Acres
Location.....	Kerr County - In the Beautiful Hill Country
Price.....	\$7,583,912 (\$2,800/Ac)
Highest and Best Use.....	Recreational, Ranching, Investment
Topography.....	Rolling, Wooded
Soil Type.....	Sandy, Rocky
Minerals.....	Non-Conveyed
Surface Water.....	3 Seasonal Stock Tanks, 1 Seasonal Creek
Trees.....	Oak
Wildlife.....	Whitetail Deer, Turkey, Axis, Black Buck, Fallow & More
Improvements.....	Ranch Hand Home, Working Pens, High Fencing, Shares Border with the YO Ranch
Distance from Houston.....	275 Miles
Distance from Austin.....	120 Miles
Distance from DFW.....	300 Miles
Distance from Waco.....	220 Miles

All information is per owner/other sources and is deemed correct, but is not guaranteed.

