



Protecting Clients. Conserving the Land.

Blanco Creek Ranch

1208.30 Acres, Uvalde County, Texas



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Location

Approximately 15 miles north/northwest of Sabinal Texas, near Concan, Texas on State Route 127 from Sabinal, Texas. Access is via the end of County Road 336 with the gate 9 miles north of its junction with SR127.

Acreage

1208.30 Acres in Uvalde County

Description

Blanco Creek Ranch is located in the upper watershed of Blanco Creek, a live water stream within a beautiful valley surrounded by high hills and deep canyons. This ranch has a Conservation Easement with the City of San Antonio along with its adjoining 7 neighbors that create a protected ranch neighborhood that will remain rural in character and never developed. Blanco Creek is a hidden jewel with its protected landscapes, spring fed waters, green valleys, huge oaks, and limestone hills making this one of the most desirable areas in the Texas Hill Country.

Located in the Southwestern Hill Country of Texas, on the southern edge of the Edwards Plateau, northeast of Uvalde, the Blanco Creek Ranch consists of canyons of limestone hills and ridges that rise to an altitude of 2020 feet. Alternating with the steep limestone hills and cliffs are three creeks, one of which is Blanco Creek, a stream which flows into the popular Frio River, a destination for summer vacationers. The creek bottom on the southeast corner is the lowest elevation of the property at 1450 feet. Level land and gentler slopes are found on the bottom southeastern portion of the property. There are also several small springs that emerge from the two main geologic contact zones on the property at the 1620-foot contour on a topographic map.

According to a Nature Conservancy report, "Notes on the Flora of Blanco Creek Ranch" by botanist William R. Carr, the ranch is described:

"The ranch lies within the watersheds of two creeks. The eastern two-thirds are drained by Blanco Creek, an intermittent stream that lends its name to the ranch and flows into the Frio River about 15 miles south of Sabinal. One of its tributaries, Anton Creek, lays near the eastern fence line; another tributary, Bailey Creek drains a central sliver of the ranch. The western third is drained by Brushy Creek, an intermittent stream that empties into the Frio River about six or seven miles south of the ranch."

Habitat

From the predominance of limestone rock on the slopes and canyon areas much of the soil tends to be calcareous and moderately alkaline, with gravely clay or clay-loam consistencies. These soils support a diversity of native shrubs, trees and grasses, such as Ashe juniper and Lacey Oak along with Texas mountain-laurel and a population of Canyon Mock –Orange which is a plant species of conservation interest to this property. Grasses on the slopes and in the lower pasture area include a variety of short grass species (three awn, croton) and seeded pastureland of Bluestem and Bermuda grass.

Wildlife

Historically used for agricultural purposes such as cattle ranching, and previous to that sheep ranching, Blanco Creek Ranch now has been focused on wildlife enhancement providing a hilly, tree covered habitat for many of the Edward Plateau and Hill country wildlife species. White-tailed Deer, javalina, wild turkey, song and migratory birds, owls, hawks, raccoons, armadillos, bobcat and ringtails are native to the area. Several neighbors have combined their efforts and have started wildlife cooperative to broaden their conservation work into a landscape effort to enhance habitat and wildlife species. This will ensure excellent hunting opportunities as well as excellent non-game wildlife activities such as birding and photography.

Improvements

Located in a pastoral setting you will find the headquarters of Blanco Creek Ranch with Barn, Cabin, and House off the main road near Blanco Creek that is in great condition with an outdoor fire pit and cooking area for entertainment. Well maintained fields near the headquarters are rimmed by crystal clear pools along the Blanco. An excellent system of well improved roads provide access all over the ranch up into the hills and into the far reaches of Brushy Creek and beyond.

Water

The ranch is extremely well watered between several water wells, natural springs, earthen tanks and running streams distributed across the property. This upper watershed is mostly protected by conservation easements focused to protect quality and quantity of re-charge into the Edwards Aquifer assuring a robust aquifer that supports the springs and creeks in the Blanco Valley.

Price

Price Reduced: \$1675.00 per acre or \$2,023,902.00 from \$1850/acre previously 3-22-10

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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

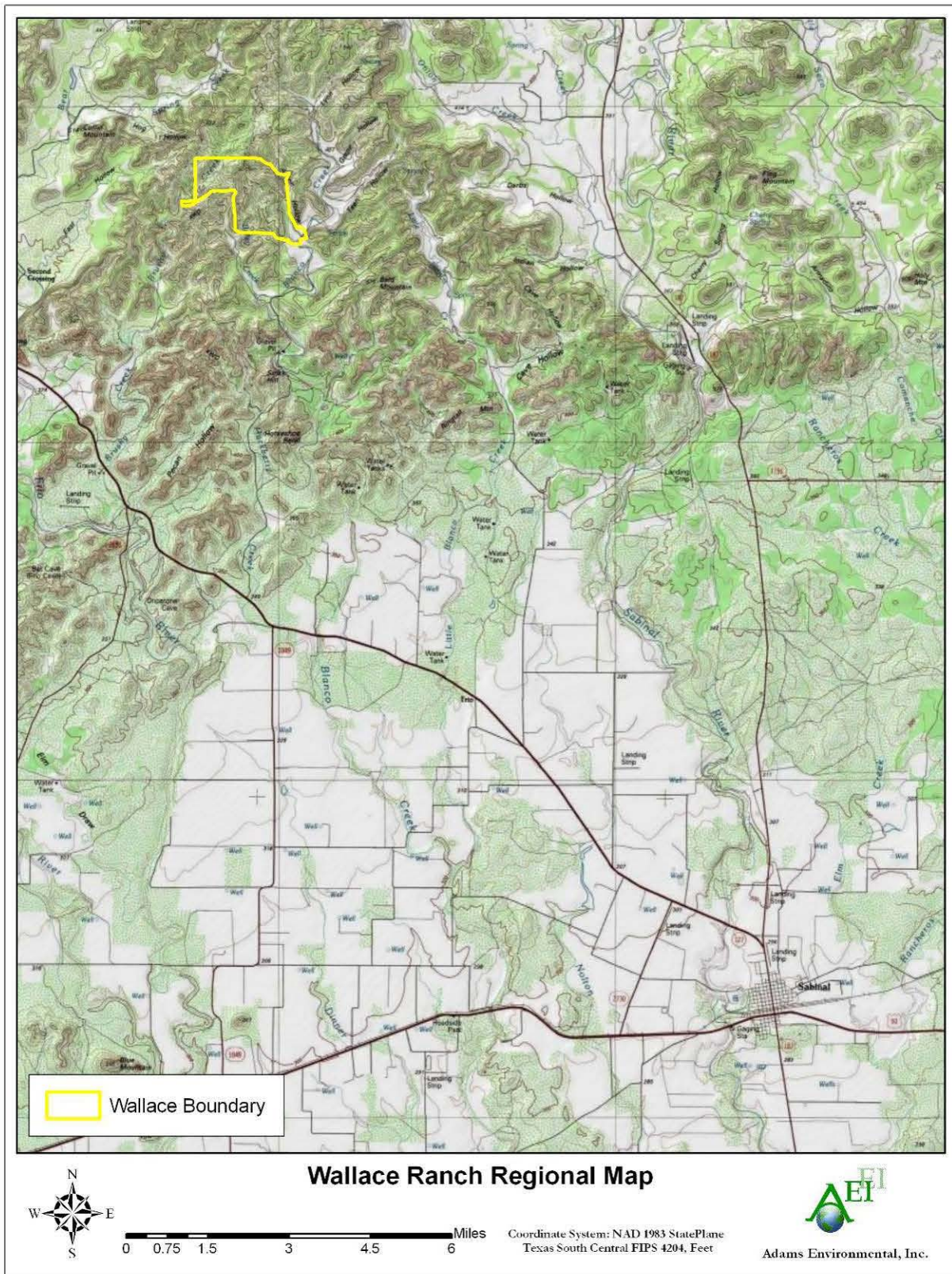


Figure 2. The location of the Wallace Ranch with respect to Sabinal, Texas.

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