



# KING

## LAND & WATER

*Protecting Clients. Conserving the Land.*

## LMC Ranch

161 +/- Acres, Wimberley, Hays County, Texas



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## Location

There is a place in the Hill Country where crystal clear spring waters flow year round, and live oak and elm trees shade deep valley floors next to bedded limestone creek bottoms. It's called LMC Ranch. This secluded escape is located on paved Red Hawk Road, a little-used private road serving a handful of larger estate properties south of FM 3237, about 10 minutes east of Wimberley and Driftwood. The ranch is centrally located just west of Austin (45 minutes away), and very close to many Hill Country amenities: Fredericksburg, Canyon Lake, Dripping Springs, Lake Travis, and beyond. Nestled into this amazing natural setting is a custom home, accessed by a winding paved road which crosses the creek, and leads up a small hill into the magic courtyard of the LMC Headquarters.

## Acreage

161 Acres

## Description

LMC Ranch is one of the premier, private live water, improved showplaces in the Texas Hill Country. A fine custom home with splendid location and proximity to Austin, tied to abundant spring water, exquisite hardwood bottoms flanked by steep hills, makes this a rare offering.

There is a sense of privacy here unmatched in the Texas Hill Country this close to Austin. The natural vegetation, active Wildlife Management Plan, year-round waters, and steep 300-foot limestone bluff faces create a world apart.

Deep loamy clay bottomlands, with a mosaic of open luxurious pastures and wooded habitat, make a perfect combination for the amazing diversity of wildlife found in the Edward Plateau. The slopes are steep and covered with oak/cedar, though the "tops" offer buildable sites with pleasing views of the surrounding countryside.

There are some amazing secret side canyons, grottos, and hilltops accessible by foot or by Red Hawk Road to the west. There is a small remote cabin with electricity in these hills; perfect for a weekend escape or day adventure. This property lends itself to a well-planned development with multiple future building sites and perhaps an amazing common park along the creek. There currently is no Conservation Easement on the property, but given its high development potential, a Conservation Easement donated by the new owner could provide substantial tax benefits.

## Improvements

The Overland Partners-designed home is the hallmark of LMC Ranch, with its array of unique interior wood and stone finishes, courtyards, porches, Mediterranean/Hill Country look designed within the native vegetation, hills, and meadows.





The property was remodeled by the new owners and recently underwent an upgrade in the landscaping around the improvements and inside the compound, which is laced with flagstone patios accented by lush flowers, many fruit trees, and various native plants. A gorgeous, relaxing swimming pool is the main event; large enough for laps, and deep enough for a diving board, with added interest from exposed rock columns beneath a shady arbor on one side. The entire setting is reminiscent of a small luxury resort, and the look is relaxed, classy, and tasteful.

A fine stone/gunmetal home of about 4,600 square feet is the centerpiece, featuring far too many amenities to list, many custom to this home only. The original builder was in the fine lumber business and cut no corners, using walnut, oak, pecan, cypress, and longleaf pine finishes.

Comprised of 3 bedrooms, and 3.5 baths, this premier-quality dwelling features rock walls, pecan floors/doors, unusual "boxed" cypress ceilings, and lots of windows with views to the courtyards, pool and Hill Country beyond. A hallway gallery is designed to display fine art. Artisan-quality, handmade and Italian Terzanni fixtures are found throughout.

A wonderful great room encompasses a sitting and dining area, with huge fireplace and 15' ceilings. A sprawling master bathroom is connected to a serene meditation room, which opens to a small patio. The intriguing flow of the home is appealing; lots of nooks and crannies to inhabit/use, plus lots of interesting fixtures, craftsman-quality detail and design features.

Joined by covered walkway is a neat, 400 square foot guest house of similar construction and appointments, which also has a charming, small sleeping porch beside the swimming pool. A huge, 3-car garage is fully finished out, and a wood frame separate game/workout room of rustic cypress features windows all sides, and about 900 square feet of usable, climate-controlled space.

All major furnishings, except dining room table and chairs, chairs in large fireplace room, and a few small items, will be included in sale. A 2009 4x4 Ford F-150 truck and new John Deere Tractor go with property.

The current owner remodeled the kitchen and master bedroom to include the following:

- Two Bosch ovens
- A Bosch propane cooktop
- A KitchenAid side-by-side fridge/freezer
- A water treatment unit
- Two booster well pumps and 1,500 gallon gravity/pump tank
- Two 58-gallon electric water heaters
- Updated kitchen sink
- Updated bathtub
- New guest half bath sink
- Updated lighting fixtures throughout house and pool house
- New plumbing fixtures in master bath and kitchen
- More than \$100,000 in restoration of wood, stone, and windows in main and pool houses, and complete exterior redo of exercise/game room
- Brand new HVAC system for the entire house, all 7 units, including new duct work and air handlers.

## Water

The ranch encompasses both sides of spring-fed Lone Man Creek for about a half-mile, and is then

bordered by it for another 2,150 feet, divided at the centerline of the creek. This is strong, clear spring water, considered year-round, and has only retreated into pools during the record drought a few years ago. The creek carves unique pathways through the forested bottoms, often creating highly unusual limestone formations along the cliff banks. There are dripping springs in several areas, and the look is mystical and eye-catching.

There is one large dam and a variety of natural pools, creating deep-water swimming areas, including one long and deep enough for swimming laps. Scenic waterfalls, natural swimming holes, and maidenhair ferns dominate the waterscape in a private setting that is utterly fantastic.

A permanent spring seeps forth from a hillside near the entrance, then flows underground into Lone Man Creek. A fern-laden side canyon has a spring-fed creek that has visible flow most of the time, and includes one of the more interesting travertine grotto/waterfalls seen in this area. The house is served by a water well with submersible 2 hp pump that delivers 50 gpm.

## Price

~~\$8,300,000~~ now reduced to \$6,400,000

## Contact

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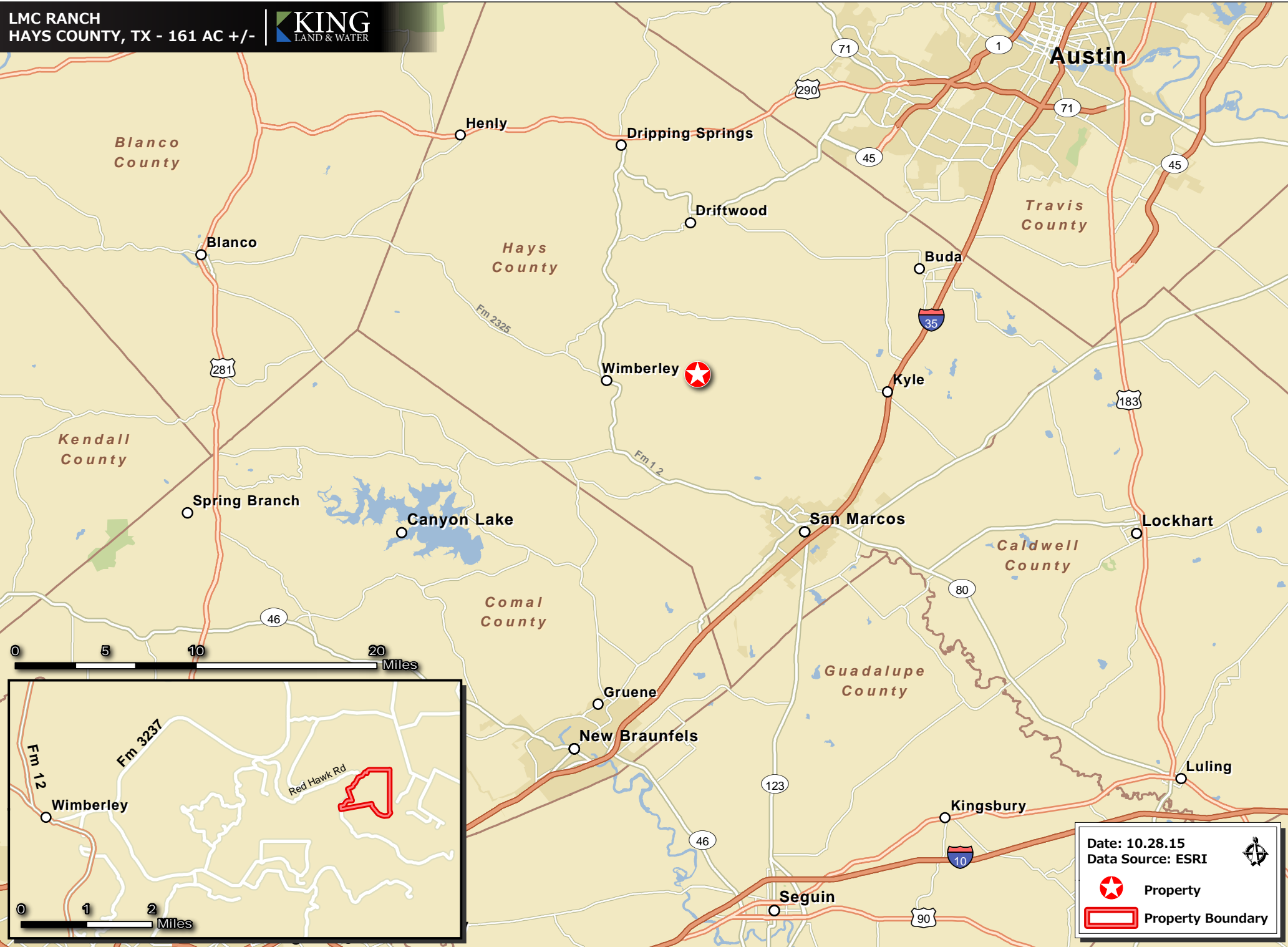
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## Disclaimer

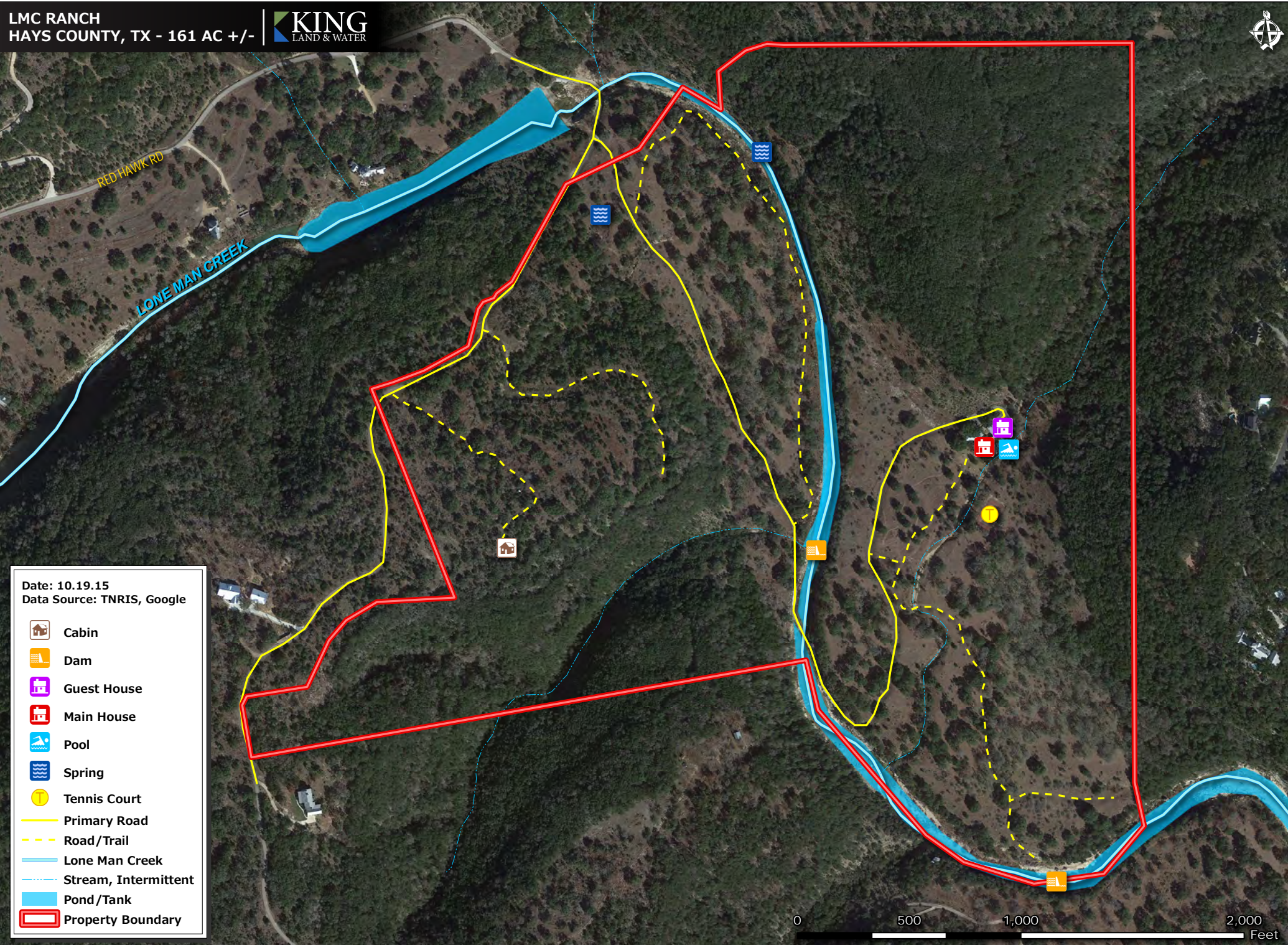
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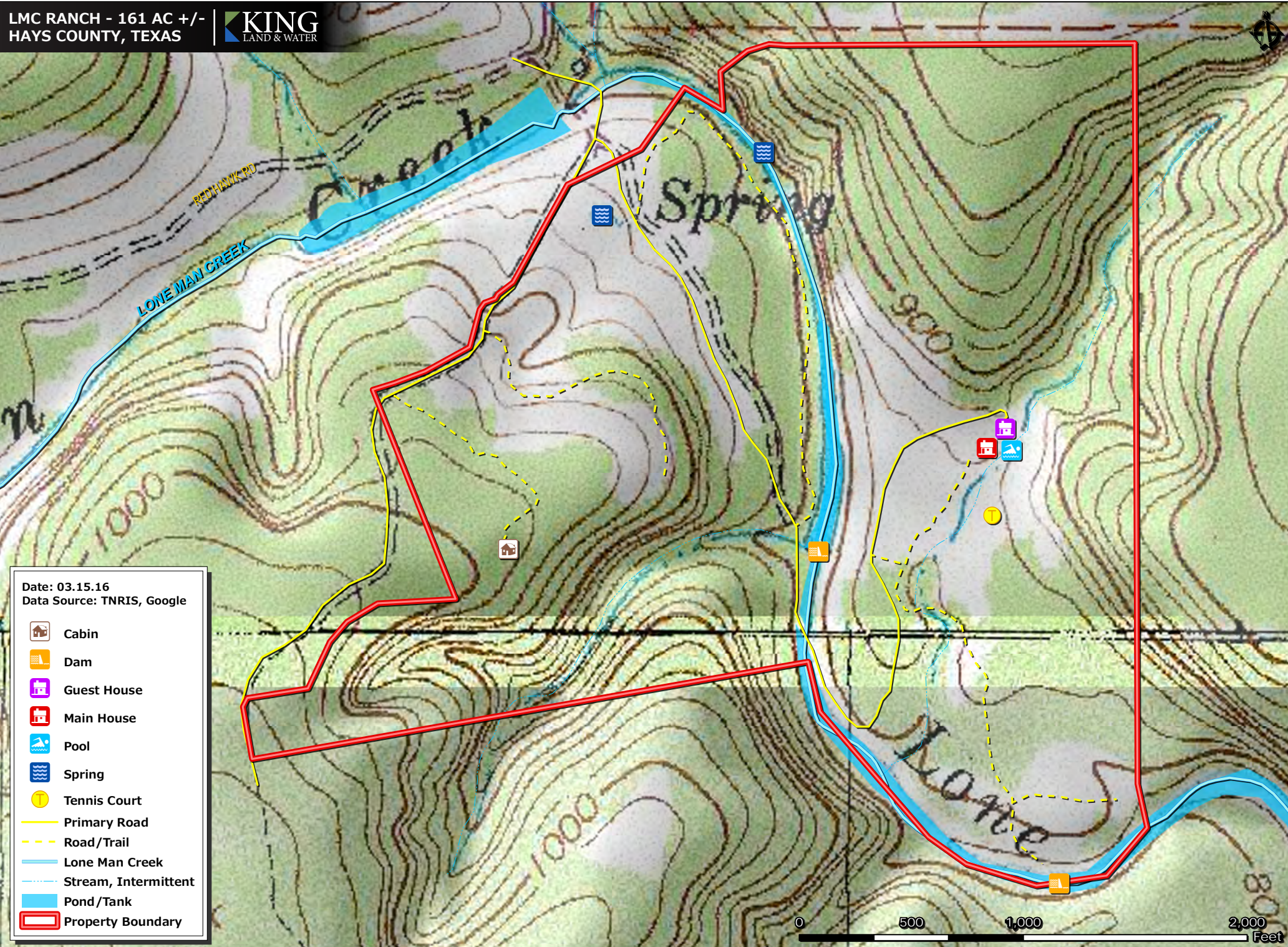


Date: 10.19.15  
Data Source: TNRIS, Google

- Cabin
- Dam
- Guest House
- Main House
- Pool
- Spring
- Tennis Court
- Primary Road
- Road/Trail
- Lone Man Creek
- Stream, Intermittent
- Pond/Tank
- Property Boundary

0 500 1,000 2,000 Feet

























































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