



113 Ac. Refugio de Santa Maria Ranch Kerr County

A beautiful Hill Country ranch close to Kerrville, Ingram and an hour from NW San Antonio.

This ranch boast of a 1,680 square foot, 3 bedroom, 2 bathroom main home with high ceilings, Tile floors, granite countertops, large master suite and rock fireplace. Next to the house is a nice 3 bedroom 2 bathroom guest house with kitchen and two living areas. Just off the back door there is building with a half bath that would be a great formal office, artist's studio, man cave, etc. There is a 1200 square foot metal building with concrete floors that has its own half bath and office. It is the perfect place to park your toys.

The land has been partially cleared of cedar, leaving the ideal habitat for wildlife of open areas and cover.

There are large hardwood, native grass and a rolling terrain with tremendous views.

The ranch is high fenced around the perimeter, as well as being high fenced around the house. There is a good water well that supplies water to the improvements as well to multiple water troughs throughout the property.

With Hwy 41 frontage and being located just south of I-10, this ranch has great access.

This ranch would make a great permanent residence, or a hunting ranch getaway.

Main House

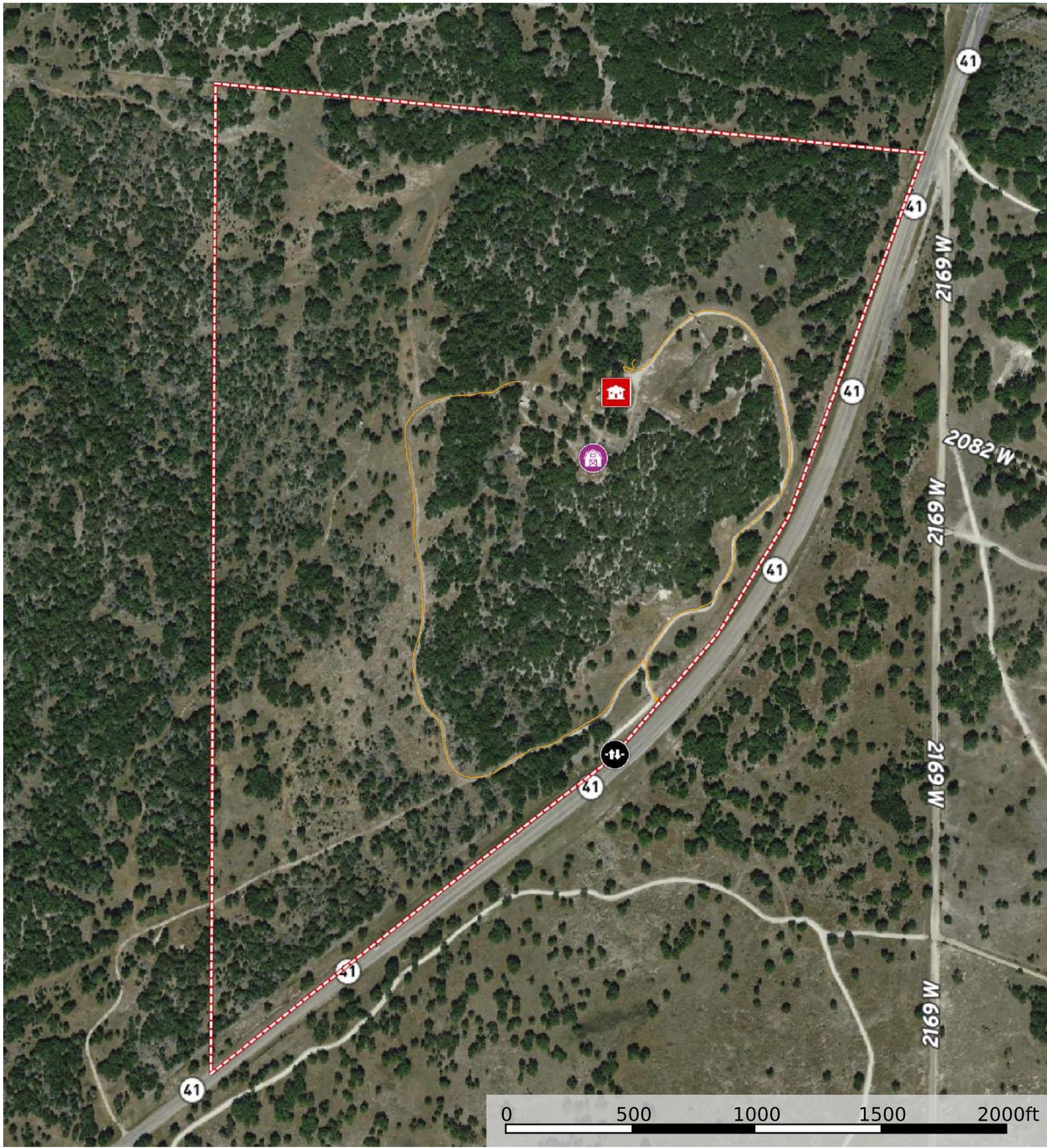
- 1,608 sq ft 3 bedrooms 2 bathrooms
- Open living area with rock fireplace
- Large master suite
- Tile floors
- Tall ceilings
- Granite countertops
- Metal roof
- Hi-speed fiber optic internet

Guest House

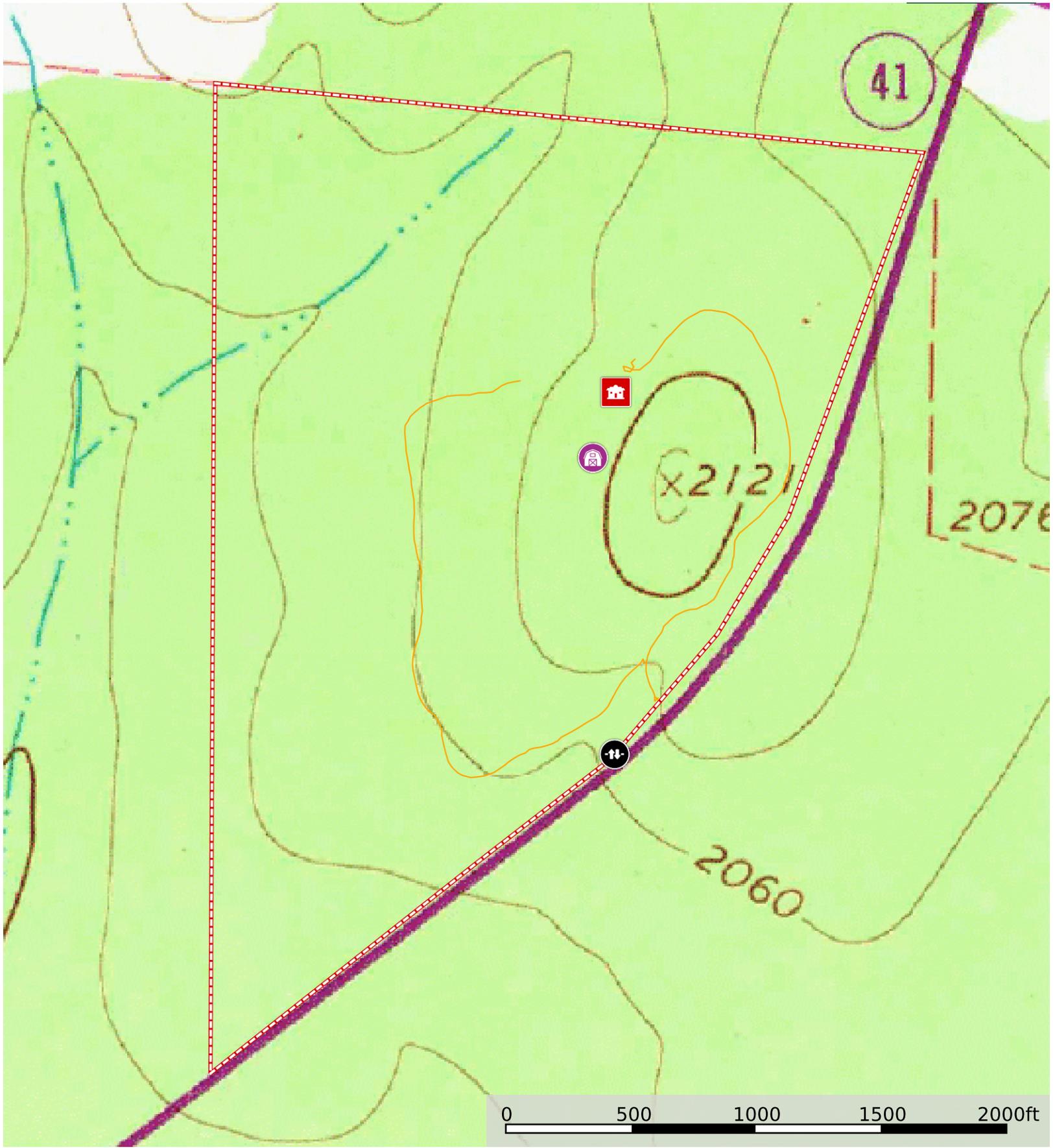
- 2 bedrooms and 1 bathroom downstairs
- 1 bedroom and 1 bathroom upstairs
- Open living area

Other Improvements

- 1,200 Sq Ft metal building with half bath and office
- Studio/office with half bath off the main house. Could be turned into an outdoor kitchen
- High fence with large rock gate surrounding the improvements
- High fence on two sides of the property
- Trinity water well



- Main House
- Barn
- Gate
- Boundary
- Tour



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STATE OF TEXAS WELL REPORT for Tracking #242257

Owner: **David Seitz, Trustee** Owner Well #: **HGCD 1928**
Address: **3510 Ryoak St.** Grid #: **56-54-4**
San Antonio, TX 78217
Well Location: **335 Hwy 41** Latitude: **30° 11' 24" N**
Mountain Home, TX 78058 Longitude: **099° 21' 14" W**
Well County: **Kerr** Elevation: **2084 ft. above sea level**

Type of Work: **New Well** Proposed Use: **Domestic**

Drilling Start Date: **12/17/2010** Drilling End Date: **12/24/2010**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	11	0	670

Drilling Method: **Air Rotary**

Borehole Completion: **Straight Wall**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	2	2 - cement
	2	440	45 - benseal
	440	540	17 - Portland

Seal Method: **Pressure grouting & cementing**

Sealed By: **Driller**

Distance to Property Line (ft.): **100+**

Distance to Septic Field or other concentrated contamination (ft.): **n/a**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **estimated**

Surface Completion: **Surface Slab Installed**

Water Level: **500 ft. below land surface on 2010-12-24** Measurement Method: **Unknown**

Packers: **Rubber @ 540 & 560**

Type of Pump: **Submersible** Pump Depth (ft.): **580**

Well Tests: **Estimated** Yield: **40 GPM**

Water Quality:	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
	510 - 670	Lower Trinity

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Aquatech Drilling, Inc.**
P O Box 3340
Bandera, TX 78003

Driller Name: **Reed Scruby** License Number: **54402**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	240	Hard yellow limestone
240	400	Grey limestone
400	460	Cream & dark grey limestone
460	510	Dark Green shale
510	670	Red & tan limestone

<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
6"	N	SDR-17 Certalock PVC	0 - 610
6"	N	SDR-17 mfg. screen	610 - 670 .032

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
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