

SHELTON RIVER FARM



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SUBJECT PROPERTY

TOTAL
ACREAGE

WATER
RIGHTS AVAILABLE FOR
ADDITIONAL CONSIDERATION

TOTAL
TRACTS

161.6 +/-

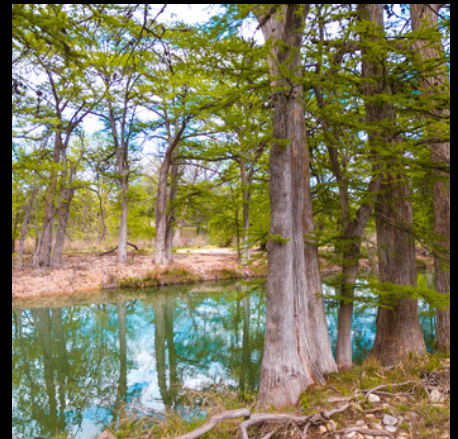
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DESCRIPTION

161 +/- Acres with frontage on the Guadalupe River and Turtle Creek in Kerr County, Texas. These properties provide opportunities for large acreage subdivision, RV parks, wedding venues, vineyards, and more.

UNIQUE FEATURES

- Highly Sought After Texas Live Water Property
- 3300 Guadalupe River Frontage
- 4283 Turtle Creek Frontage
- Desirable Hill Country Location
- Useable Topography



LAND | RANCH | RESIDENTIAL | INVESTMENT

PROPERTY MAPS

TRACTS 1 & 2

770 Center Point River Rd E, Kerrville TX 78028



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PROPERTY MAP TRACT 3

4661 San Antonio Hwy, Kerrville, TX 78028



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DETAILS

TRACT 1
21.876 +/- ACRES

DISTINCTIVE FEATURES

3,306.2 +/- Linear Feet of Guadalupe River
Frontage

Complete Details on the Water Rights
Available upon Request



LISTING PRICE

\$1,300,000

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DETAILS

TRACT 2
105.51 +/- ACRES

DISTINCTIVE FEATURES

4,283.3 Linear Feet of Turtle Creek Frontage

Irrigation Well

Complete Details on the Water Rights Available
upon Request



LISTING PRICE

\$4,450,000

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DETAILS

TRACT 3
34.22 +/- ACRES

DISTINCTIVE FEATURES

1,500 Linear Feet of Guadalupe River Frontage

Incredible Views

Complete Details on the Water Rights Available
upon Request



LISTING PRICE

\$1,500,000

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SURVEYS

MANFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

W. T. CROOK
SUR. NO. 61, ABST. NO. 111

Id	Bearing	Distance
L7	S 63°52'00" E	142.47
L8	S 87°14'59" E	147.89
L9	S 83°56'59" E	67.40
L10	N 87°04'59" E	62.00
L11	S 10°24'27" W	128.64
L12	S 38°56'34" W	143.87
L13	S 14°26'13" W	78.09
L14	S 76°50'30" W	153.50
L15	S 75°40'48" W	207.51
L16	S 84°43'48" W	180.74
L17	N 83°35'10" W	93.31
L18	N 62°34'54" W	132.04
L19	N 79°43'10" W	201.85
L20	N 67°54'53" W	178.98
L21	N 24°55'19" W	86.27
L22	N 57°14'13" W	63.47

POINT OF BEGINNING: Tract 1
N corner of a called 22.871 acre tract
recorded in Vol. 734, Pg. 524, Real Property
Records

LEGEND

- Iron rod (fnd)
 - Iron rod (set)
 - ▲ Wood fence post (fnd)
 - ⊙ Bolt (fnd)
 - ⊙ Metal fence post (fnd)
 - △ Calculated point
 - Patent Survey Line
 - Power line
 - Telephone line
 - Wire fence
- OPR - Official Public Records
Kerr Co., TX
RPR - Real Property Records
Kerr Co., TX
DR - Deed Records
Kerr Co., TX

NOTE:
All bearings are from GPS observations based
on Texas State Plane Coordinate System,
South Central Zone, NAD 83.

POINT OF BEGINNING: Tract 1
N corner of a called 22.871 acre tract
recorded in Vol. 734, Pg. 524, Real Property
Records

Id	Bearing	Distance
L1	S 45°51'27" E	87.21
L2	S 35°43'22" E	58.31
L3	S 87°05'01" W	60.59
L4	N 83°57'00" W	62.64
L5	N 87°14'59" W	140.59
L6	N 63°32'53" W	131.13
L23	S 50°32'17" E	116.27

SURVEY OF

TRACT 1: 21.876 ACRES
TRACT 2: 105.511 ACRES

W. T. CROOK
SUR. NO. 60, ABST. NO. 110
F. A. SAWYER
SUR. NO. 109, ABST. NO. 306
W. T. CROOK
SUR. NO. 61, ABST. NO. 111
KERR COUNTY, TEXAS

I hereby certify that this survey was made on the ground and that
this plat correctly represents the facts found at the time of the survey,
and that to the best of my knowledge there are no visible overlapping
of improvements, visible easements of right of way, boundary line conflicts,
or encroachments except as shown herein.

Bo Mansfield RPLS No. 6278 FIRM No. 10193736

W. T. CROOK
SUR. NO. 60, ABST. NO. 110

Scale 1" = 300'
October 12, 2002

LEGEND

- Iron rod (fnd)
 - Iron rod (set)
 - ▲ Wood fence post (fnd)
 - ⊙ Bolt (fnd)
 - ⊙ Metal fence post (fnd)
 - △ Calculated point
 - Patent Survey Line
 - Power line
 - Wire fence
- OPR - Official Public Records
Kerr Co., TX
RPR - Real Property Records
Kerr Co., TX

NOTE:
All bearings are from GPS observations based
on Texas State Plane Coordinate System,
South Central Zone, NAD 83.

SURVEY OF 34.22 ACRES

WILLIAM WATT
SUR. NO. 69, ABST. NO. 367
W. T. CROOK
SUR. NO. 70, ABST. NO. 113
KERR COUNTY, TEXAS



Scale 1" = 300'
September 15, 2002

I hereby certify that this survey was made on the ground and that
this plat correctly represents the facts found at the time of the survey,
and that to the best of my knowledge there are no visible overlapping
of improvements, visible easements of right of way, boundary line conflicts,
or encroachments except as shown herein.

Bo Mansfield RPLS No. 6278 FIRM No. 10193736

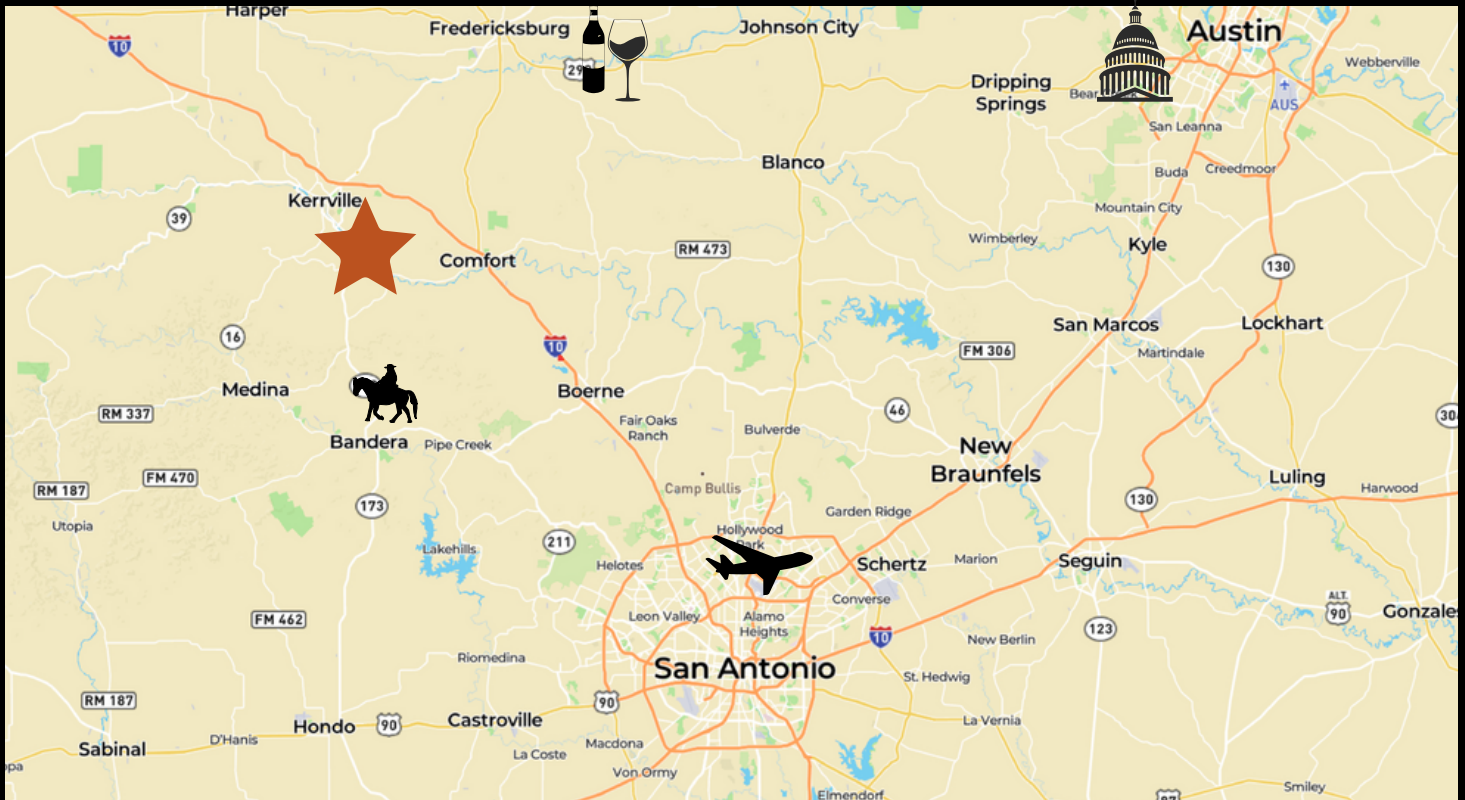


Id	Bearing	Distance
L1	N 54°12'36" W	67.56'
L2	N 57°40'49" W	186.19'
L3	N 62°11'21" W	181.88'
L4	N 71°08'36" W	71.89'
L5	N 88°27'18" W	37.61'
L6	S 63°40'10" W	30.50'
L7	N 46°52'30" W	20.77'
L8	S 66°26'37" W	120.10'
L9	N 65°11'27" E	48.98'
L10	N 33°54'21" E	160.56'
L11	N 47°51'45" E	173.16'
L12	N 24°56'16" E	202.61'
L13	N 23°45'17" E	132.27'

POINT OF BEGINNING
SE corner of a called 34.22 acre tract
recorded in Vol. 734, Pg. 524, Real Property
Records

MANFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

LOCATION



DISTANCES

DOWNTOWN KERRVILLE, TEXAS | 4 Miles

COMFORT, TEXAS | 12 Miles

FREDERICKSBURG, TEXAS | 25 Miles

BANDERA, TEXAS | 26 Miles

SAN ANTONIO INTERNATIONAL AIRPORT | 63 Miles

SAN ANTONIO RIVER WALK | 68 Miles

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AREA HIGHLIGHTS

KERRVILLE, TX

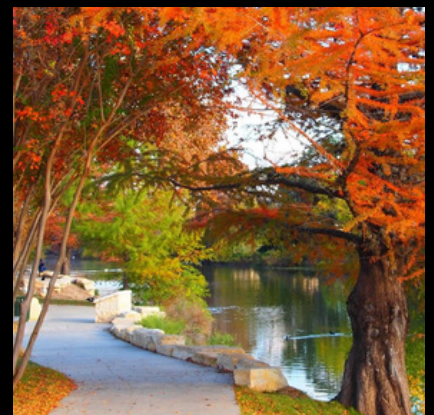


MARKET RESEARCH & FACTORS

The county seat of Kerr County, Kerrville, Texas is one of the most highly sought-after areas in the southern United States. Kerr County is home to roughly 52,598 people and is famous for its scenery; which includes the stunning Guadalupe River.

The rolling hills coupled with the rich German history of the area make it a very unique and popular place with endless opportunity for growth.

25 miles to the northeast sits the town of Fredericksburg, the premier wine tasting destination in Texas.



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Kenneth Wendland, PhD

Broker - Owner Wendland & Associates

Cell: 830-928-2418

kwend@kwc.com



Krista Upham

Certified Luxury Realtor & Land Specialist

The Upham Group Lead Advisor

Cell: 210-884-5276

krista@legacybrokergroup.com

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