

2,000 ACRES – LLANO COUNTY

CREEKS/MOUNTAINS/VIEWS

BOWIE MOUNTAIN RANCH

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LOCATION: This rugged beauty lies on the north side of RR 965, in southern Llano County, about 25 miles north of Fredericksburg, and in the shadow of **famed Enchanted Rock, Watch Mountain and other spectacular granite outcrops** of the famed Llano Uplift, many of which are in full view of this ranch. The location is about 20 miles from both Fredericksburg and Llano, both of which have full services, supplies, restaurants, shops, hospitals and airports. This is about **75 miles** from both **Austin and San Antonio**, both of which have major universities, medical centers and international airports. Horseshoe Bay, a major golf resort is 30 minutes away, as are the beautiful Highland Lakes.

The area is composed primarily of medium to large working/recreational ranches, with a smattering of smaller tracts, usually carved out of larger family holdings. Agriculture and outdoor recreation are the economic drivers, with goats and cattle sharing center stage for the livestock component, and deer hunting leading the way for recreation. This ranch was once part of the sprawling, 50,000 acres "Moss Ranch," and is **still owned by direct Moss heirs**.

One of the most stunning areas of the Hill Country, this zone is like a magnet to many who draw **energy, tranquility and creativity from the "magic outcrops" of granite**, and it is becoming an increasingly popular destination for those seeking a unique outdoor experience, and building sites with views of "The Rock" are highly desirable. For more information on Gillespie and Llano Counties, please visit <http://www.gillespiecounty.org> and <http://www.co.llano.tx.us/ips/cms>.

WATER: Some of the better surface water in the area is located on this ranch in the form of 2/3 mile both sides of **heavy flowing Crabapple Creek**, which holds water year 'round, as well as about 1.5 miles of both sides of Sandy Creek, a major drainage that passes thru the northern portion of the ranch. Crabapple Creek is dammed to form an exquisite lake as it enters the ranch, and flows beneath scenic outcrops and boulders winding its way to a junction with Sandy nearby. The water is **gin clear** and populated with large fish, with several pools suitable for floating, wading, fishing and swimming.

A spring branch flows into Sandy from the north, creating a **lovely lagoon lined by large rocks and overhanging trees**, before it dives beneath the legendary sands of Sandy Creek. Sandy Creek only flows on the surface in wet years, but water is always found within a few feet of the surface, and the streambed is wide, providing a sandy

playground of epic proportions. There are several seasonal stock ponds on site, one water well and available groundwater in the area. For further info on area groundwater, check with the Groundwater Management Area 7 (<http://www.co.llano.tx.us/>).

LAND: The land is rugged, yet wildly beautiful, with 1,560' Bowie Mountain being the centerpiece of the southern end of the ranch. It was so named because famed adventurer Jim Bowie was granted land from the State of Texas nearby, and includes **stunning cliffs, cool knobs** and long distance views in all directions. Large boulders of granite and sandstone inhabit the other-worldly landscape, and the general feeling is that one is in a **sacred place** when present on this site.

Creek bottoms are **deep loamy soil** with large, heritage-type trees lining the streambeds, including 400 year old liveoaks, giant pecans, huge sycamores and cedar elms. Flats are occupied by mesquite, scattered oaks & elms, and woody shrubs. Native tall grasses and turfs have benefitted from recent rains.

The northern portion of the ranch is primarily rolling flats falling down to the Sandy Creek streambed, which is a **riparian paradise** of giant trees, teeming with wildlife. The hunting is excellent for deer, turkey, hog and varmints. Wild goats, aoudad sheep and exotics are also present, often in huntable numbers. Waterfowl are often seen on ponds and creek waterholes, and an occasional dove hunt is possible in this area under certain conditions.

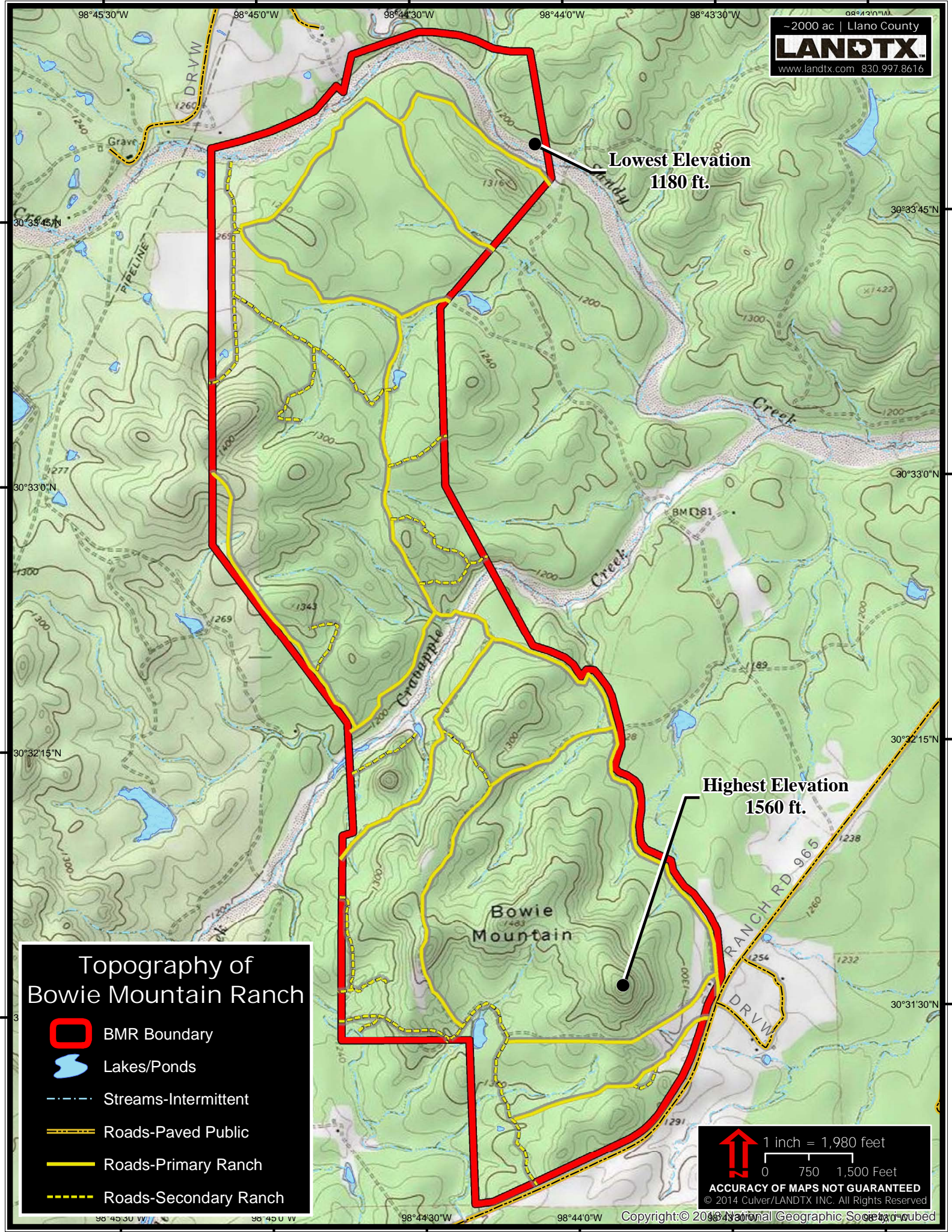
IMPROVEMENTS: Other than the aforementioned water well, ranch roads and some perimeter fencing (3 sides), the site is unimproved. . . a veritable "blank canvas" for the visionary drawn to this area. Electricity is present in two areas of the property.

FINANCIAL/TITLE: Listing price is \$3,950/acre = \$7,900,000. Sellers will provide current survey and basic title insurance. Mineral conveyance is negotiable. There are no known electric transmission lines or neighbor easements, and title should be fairly clean. The ranch is located in the Llano ISD, and 2014 ag exempt property taxes are estimated at \$5941.

SUMMARY: If you are looking for a spectacular, rugged blank canvas with grade A live water in the Enchanted Rock area, BMR merits your inspection. This high value offering has all the area bells and whistles on a grand scale, and includes paved frontage and possibility of minerals, which are often rare for this area. If all of this speaks to you, we encourage further discussion and a site visit.

The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Broker or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as well as investigate potentially pertinent natural attributes, laws and regulations, and draw their own conclusions regarding the usefulness and value of the property for a given purpose. Viewing appointments scheduled with LANDTX staff only. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at sole discretion of LANDTX, *David E. Culver*, broker.



~2000 ac | Llano County

LANDTX

www.landtx.com 830.997.8616

State Well #: 309233
Driller's Report
Water Level: - 34 ft
Well Depth: 80 ft
Yield: 70 GPM

State Well #: 110792
Driller's Report
Water Level: - 27 ft
Well Depth: 120 ft
Yield: 45 GPM

State Well #: 131331
Driller's Report
Water Level: - 174 ft
Well Depth: 300 ft
Yield: 45 GPM

State Well #: 15734
Driller's Report
Water Level: - 23 ft
Well Depth: 80 ft
Yield: 15 GPM

State Well #: 84520
Driller's Report
Water Level: - 33 ft
Well Depth: 120 ft
Yield: 75+ GPM

State Well #: 110527
Driller's Report
Water Level: - 118 ft
Well Depth: 240 ft
Yield: 27 GPM

State Well #: 84514
Driller's Report
Water Level: - 31 ft
Well Depth: 80 ft
Yield: 60 GPM

State Well #: 178646
Driller's Report
Water Level: - 25 ft
Well Depth: 60 ft
Yield: 40 GPM

State Well #: 104418
Driller's Report
Water Level: - 34 ft
Well Depth: 80 ft
Yield: 45 GPM

State Well #: 1732
Driller's Report
Water Level: - 16 ft
Well Depth: 120 ft
Yield: 20 GPM

State Well #: 190448
Driller's Report
Water Level: - 55 ft
Well Depth: 200 ft
Yield: 25 GPM

State Well #: 42254
Driller's Report
Water Level: - 34 ft
Well Depth: 140 ft
Yield: 6 GPM

State Well #: 125675
Driller's Report
Water Level: - 15 ft
Well Depth: 120 ft
Yield: 25 GPM

State Well #: 229752
Driller's Report
Water Level: - 42 ft
Well Depth: 80 ft
Yield: 60 GPM

State Well #: 320794
Driller's Report
Water Level: - 35 ft
Well Depth: 120 ft
Yield: 2 GPM

State Well #: 69678
Driller's Report
Water Level: - 34 ft
Well Depth: 160 ft
Yield: 60 GPM

State Well #: 104518
Driller's Report
Water Level: - 38 ft
Well Depth: 100 ft
Yield: 30 GPM

State Well #: 130375
Driller's Report
Water Level: - 42 ft
Well Depth: 120 ft
Yield: 27 GPM

State Well #: 33050
Driller's Report
Water Level: - 33 ft
Well Depth: 120 ft
Yield: 45 GPM

State Well #: 158211
Driller's Report
Water Level: - 41 ft
Well Depth: 80 ft
Yield: 20 GPM

State Well #: 76764
Driller's Report
Water Level: - 8 ft
Well Depth: 183 ft
Yield: 75 GPM

Groundwater of Bowie Mountain Ranch



BMR Boundary



Lakes/Ponds



Streams-Intermittent



Roads-Paved Public



Roads-Primary Ranch



Roads-Secondary Ranch









1 inch = 4,167 feet

0 1,550 3,100 Feet

ACCURACY OF MAPS NOT GUARANTEED
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Aerial of Bowie Mountain Ranch

-  BMR Boundary
-  Lakes/Ponds
-  Streams
-  Roads-Paved Public
-  Roads-Primary Ranch
-  Roads-Secondary Ranch

Bowie
Mountain



1 inch = 1,980 feet

0 750 1,500 Feet

ACCURACY OF MAPS NOT GUARANTEED
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IMAGE DATE: 12/03/2014

Soils of Bowie Mountain Ranch



BMR Boundary



Lakes/Ponds



Streams



Roads-Paved Public



Roads-Primary Ranch



Roads-Secondary Ranch

Soils:



Fe - Fieldcreek fine sandy loam, occasionally flooded



KaC - Katemcy sandy loam, 1-5% slopes



KoC - Keese-Rock outcrop complex, 1-8% slopes, very stony



KoF - Keese-Rock outcrop complex, 12-30% slopes, very stony



LgC - Ligon fine sandy loam, 1-5% slopes



LgD - Ligon cobbly fine sandy loam, 5-12% slopes



LoB - Lou coarse sandy loam, 1-5% slopes



Rh - Riverwash, frequently flooded



VoB - Voca gravelly sandy loam, 0-3% slopes



1 inch = 2,083 feet

0 750 1,500 Feet

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IMAGE DATE: 12/03/2014



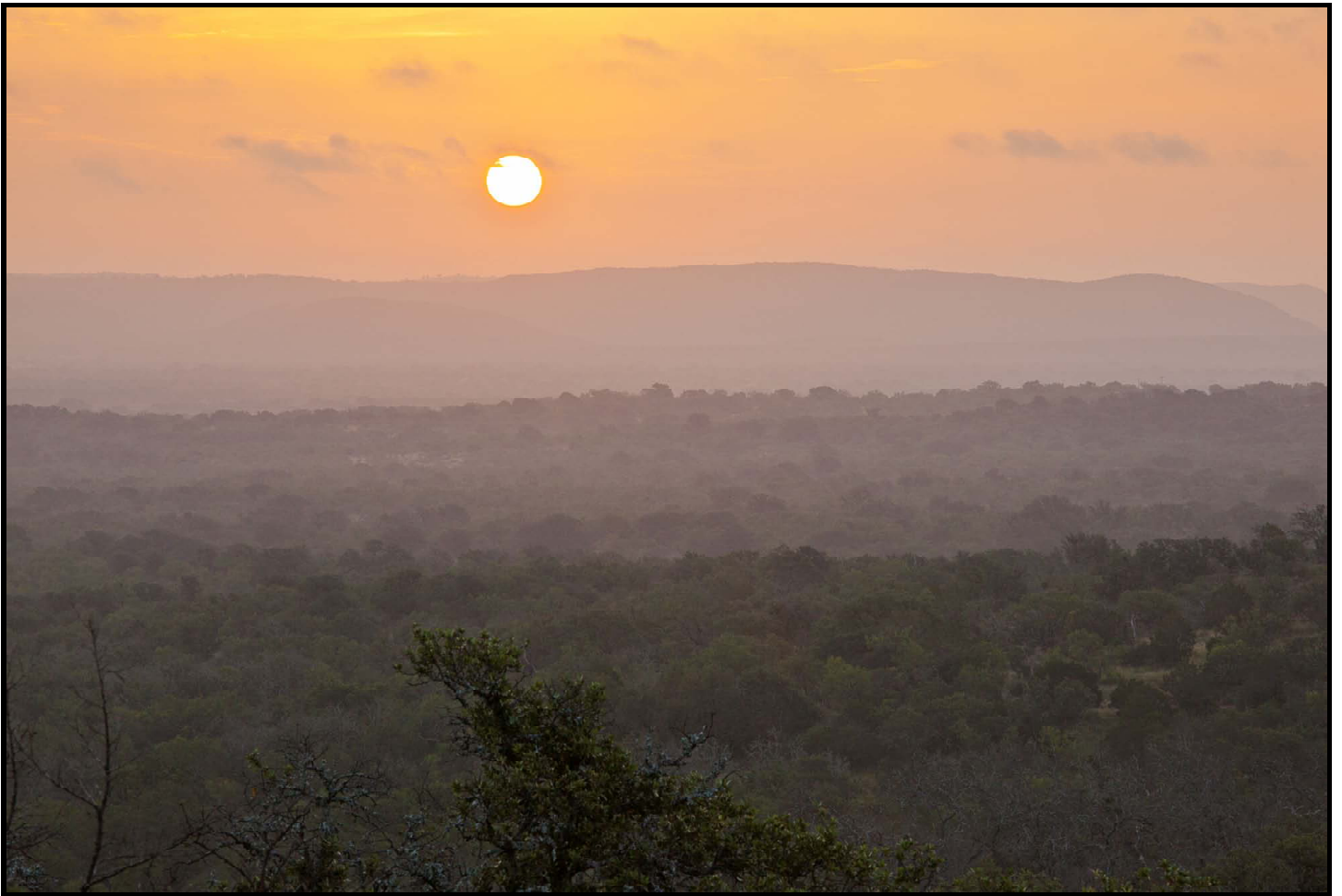












Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

