

24 ACRES – BLANCO COUNTY

PEDERNALES RIVER SHOWPLACE

LUCKY STAR RANCH

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LOCATION: This **impressive showplace** is located on quiet, paved RR 1320, about two miles N of US 290 near Hye, home to feed, supplies and liquor. Johnson City (restaurants, supplies, shops, services) is about 6 miles east, and sizzling Fredericksburg (upscale shops, hospital, fine restaurants, box stores, big airport) is about 20 miles west. The area consists of medium sized river tracts, large ranches, orchards and wineries. For more information on Fredericksburg, go to www.fbgtx.org, and for Blanco County, go to www.co.blanco.tx.us/.

Austin and San Antonio (international airports, medical centers, major universities) are a little over an hour's drive from the property, and Horseshoe Bay Resort (world class golf) is about 40 minutes north. **This location would be considered prime**, smack dab in the big middle of the fabulous Texas Hill Country, yet secluded on a quiet, paved road away from the bustle. www.texaswinetrail.com

WATER: Lucky Star is blessed with about 1,100' frontage on the rock bottom, spring fed Pedernales River, which flows all of the time in this area. **This is big time water**, yet there is little public use in this somewhat remote section due to the extensive shallows. Deep holes are nearby, and the fishing in this area is rated as excellent, and there are **floatable holes** along the owned frontage. One can literally drive down the river bed in this area, and there is no influence from the larger neighbor across the river.

An **extra-nice ½ acre catfish lake**, with covered pier and fish feeder, is located near the compound. This pond is augmented by a water well and aeration windmill, and is literally teeming with large catfish up to 15#.

Shallow groundwater is available in the area, at 150 – 200 feet depth, generally. For further information on area groundwater, contact the Blanco-Pedernales Groundwater Conservation District <http://www.blancocountygroundwater.org/>.

LAND: The site rolls gently from a high elevation of 1,360' at the north tip, down to about 1,290' at the most downstream river point. Most of the land is **clean and grassy**, with scattered oak trees and few rocks. There appears to be a mix of native and introduced grasses typical of the area, and the site would accommodate horses or show stock nicely.

IMPROVEMENTS: Improvements are extensive, and all are 14 years old or younger, and in **excellent condition**. The main lodge is cut white limestone with green metal roof, and consists of 4BR, 3BA and about 2,800 sf. A Great Room features impressive floor to ceiling fireplace, wet bar and cool loft. **All appointments are tasteful and clean**, and most of the furniture in the house is included with the sale, including some very nice pieces.

A nice screened in porch overlooks immaculately landscaped grounds leading to the river. An awesome volleyball court lies beneath heritage oaks nearby. A raised bed series of planters is nestled by dog kennels, and the main compound area is accessed by paved driveway and **impressive entrance** off the highway.

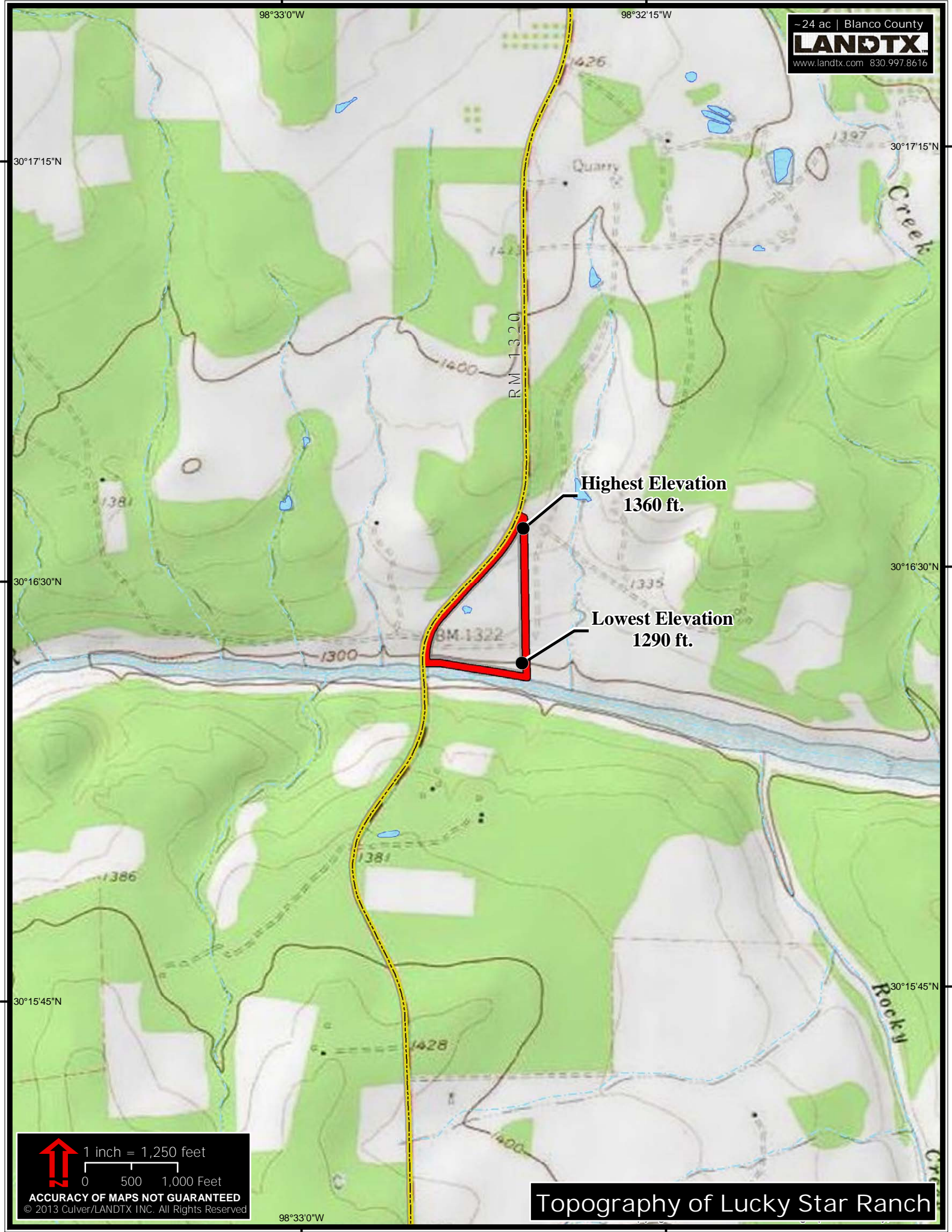
The compound also includes an extra-nice, approx. 2,400 sf barn with office and kitchenette, all concrete floors and lots of shelves, storage and equipment/accessories. **A Farm Tractor and shredder are also included** with the sale. Nearby is an approx. 1,200 sf equipment shed, skinning rack, 3 stall horse barn and pump house. This entire area is landscaped and well maintained, with **scattered large oaks** providing shade and relief. Fencing, cross fencing and gates are first class and in excellent condition. This offering is literally turn-key!

SUMMARY: If you seek the ultimate, small all-around Hill Country live water retreat for under \$1M, this is a must-see! Prime location, quality improvements in good condition, major league live water and scenic beauty combine to produce a significant offering in this price category. It is rare to find so much in such a small package! Your consideration is greatly appreciated, and we look forward to your inquiries.

FINANCIAL/TITLE: Listing Price is \$950,000, and owner will provide acceptable current survey and basic title insurance. There are no known title encumbrances other than visible electric utilities. 2012 ag-exempt taxes were approximately \$5,800, and the property is located in the Johnson City ISD. The owner prefers to owner finance for 30 years with 20-25% down payment.

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.



1 inch = 1,250 feet
0 500 1,000 Feet

ACCURACY OF MAPS NOT GUARANTEED
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Topography of Lucky Star Ranch

State Well #: 297767
Water Level: - 84 ft
Well Depth: 125 ft
Yield: 100 GPM

State Well #: 6661
Water Level: - 45 ft
Well Depth: 143 ft
Yield: 200 GPM

State Well #: 5023
Water Level: - 50 ft
Well Depth: 800 ft
Yield: 15 GPM

State Well #: 220666
Water Level: - 290 ft
Well Depth: 480 ft
Yield: 20 GPM

State Well #: 23589
Water Level: - 33 ft
Well Depth: 105 ft
Yield: 20 GPM

State Well #: 91427
Water Level: - 41 ft
Well Depth: 144 ft
Yield: 30 GPM

State Well #: 139267
Water Level: - 50 ft
Well Depth: 104 ft
Yield: 40 GPM

State Well #: 229756
Water Level: N/A
Well Depth: 200 ft
Yield: 60+ GPM

State Well #: 113175
Owner: LSR
Water Level: - 27 ft
Well Depth: 104 ft
Yield: 18 GPM

State Well #: 192183
Water Level: - 21.5 ft
Well Depth: 165 ft
Yield: 33 GPM

State Well #: 119975
Water Level: - 1 ft
Well Depth: 306 ft
Yield: 100+ GPM

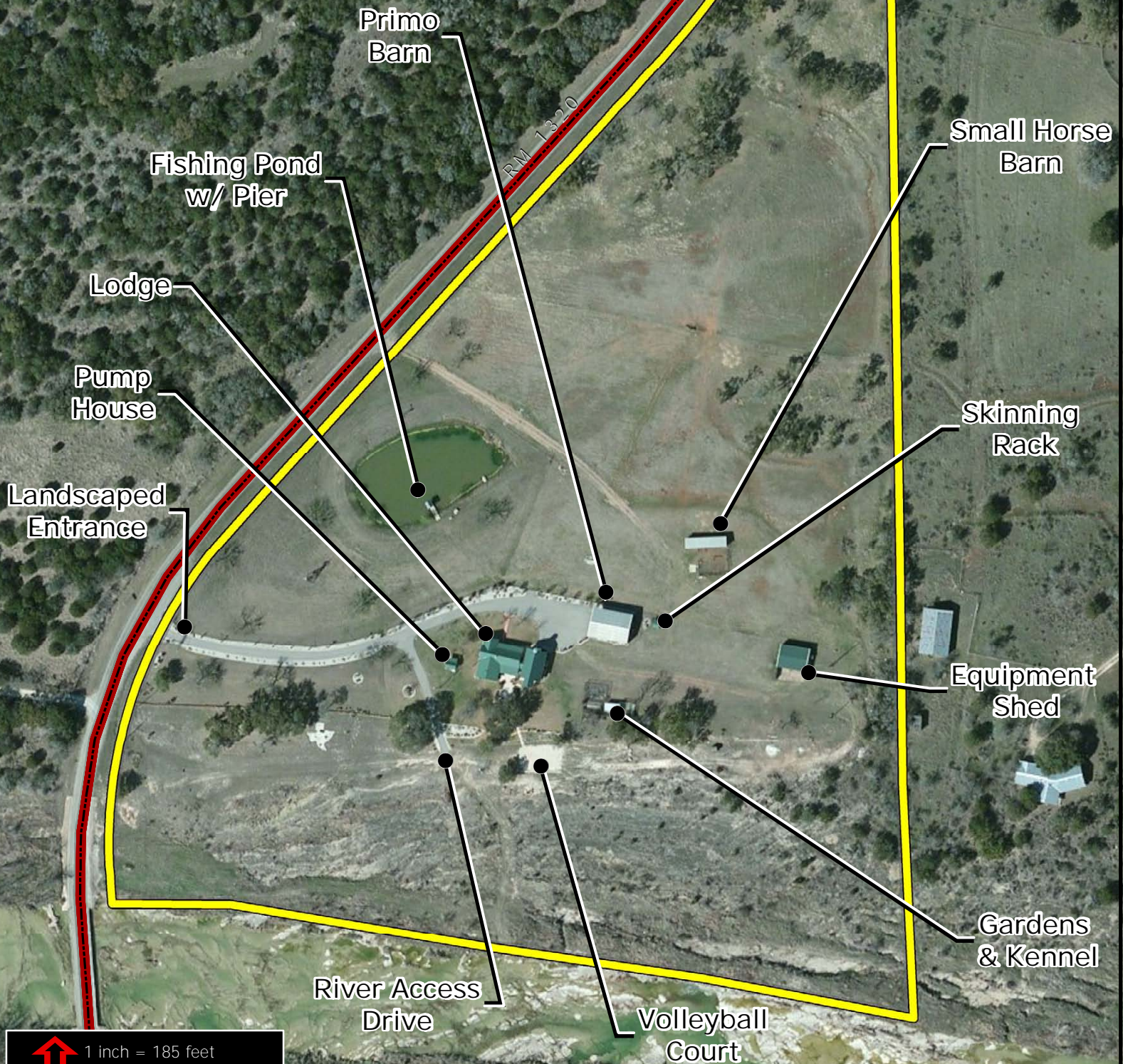


1 inch = 1,500 feet

0 550 1,100 Feet

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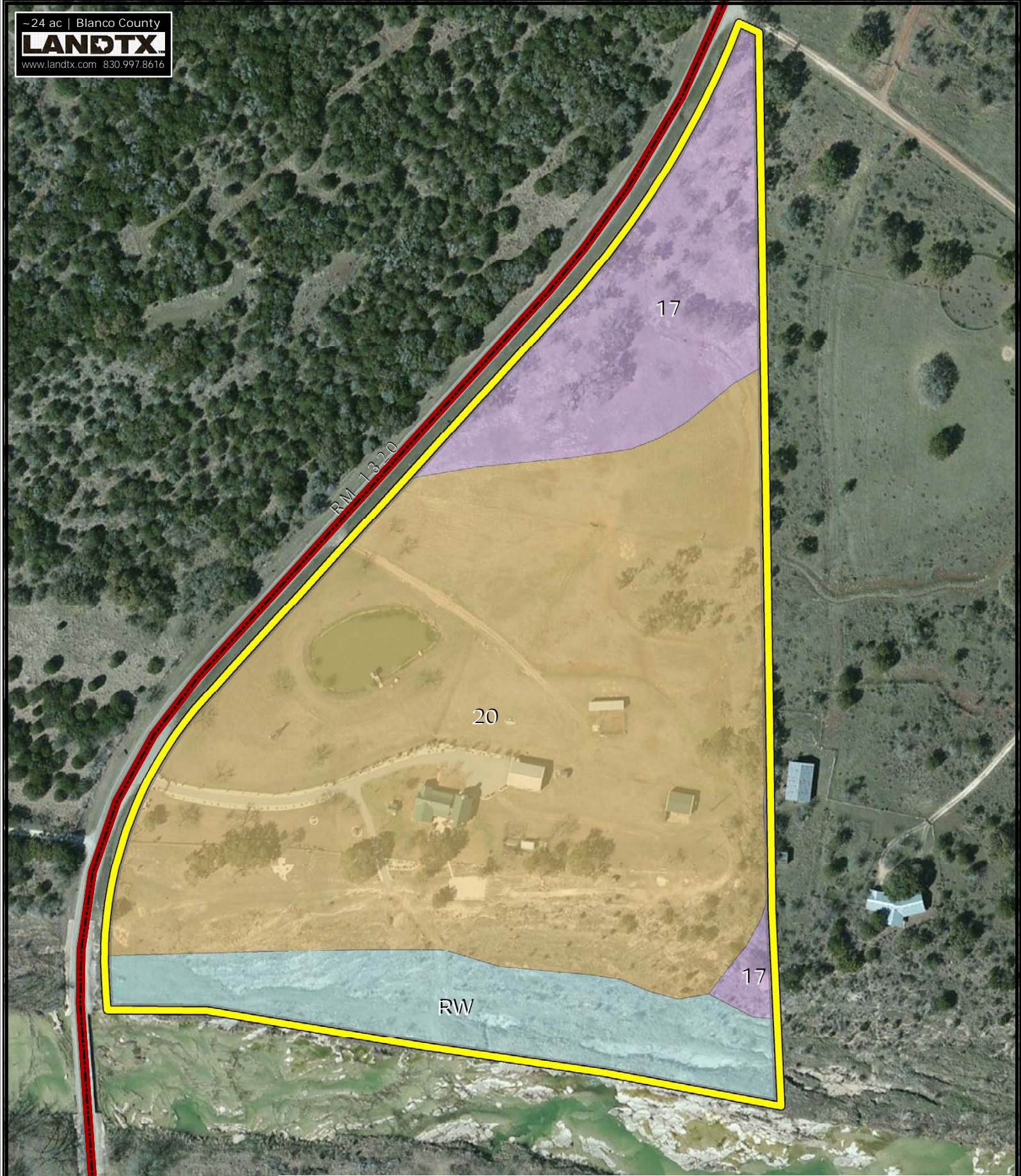
Groundwater of Lucky Star Ranch



1 inch = 185 feet
0 70 140 Feet

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IMAGE DATE: 02/06/2011

Features of Lucky Star Ranch



Soils of Lucky Star Ranch



17 - Hensley association, undulating



RW - Riverwash, frequently flooded



20 - Hye fine sandy loam, 1-5% slopes



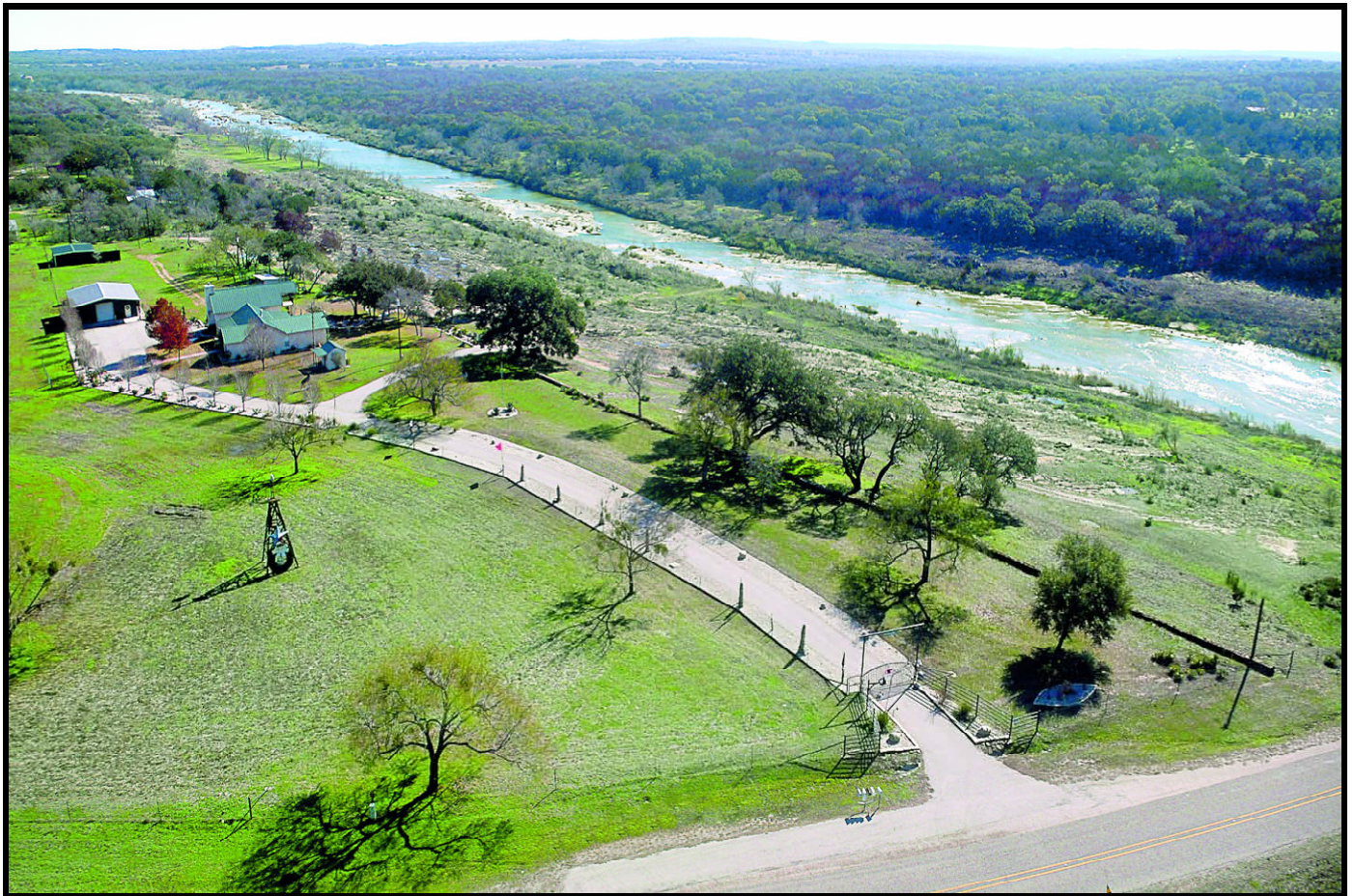
1 inch = 198 feet

0 80 160 Feet

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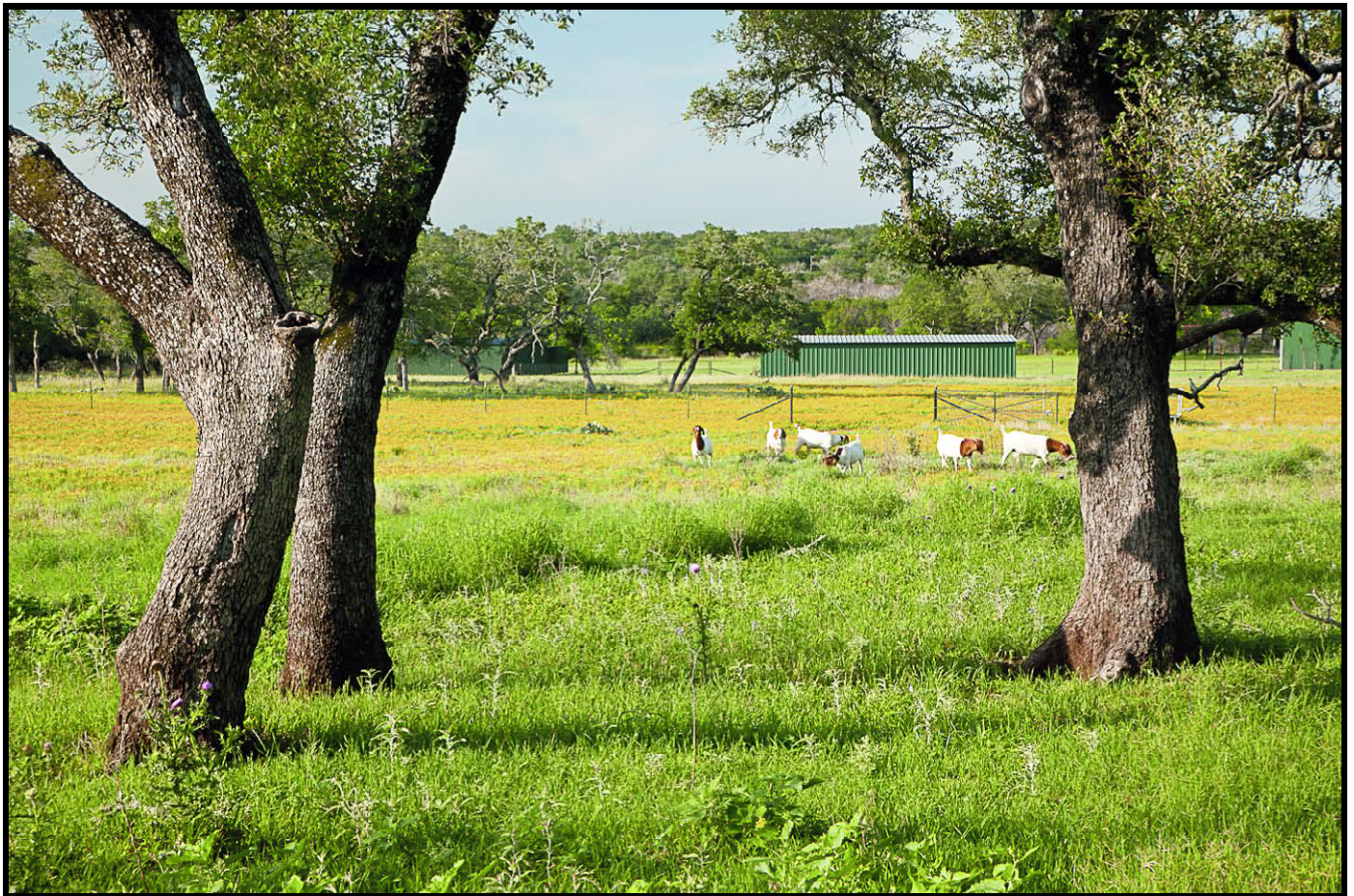
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IMAGE DATE: 02/06/2011

















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.

