

**1,775 ACRES – BLANCO/KENDALL CTYS**

**HILLS/VISTAS/LAKE SITES**

**WILLIAMSON BLANCO RANCH**

## 1,775 ACRES – BLANCO/KENDALL CTYS

### WILLIAMSON BLANCO RANCH

**LOCATION:** This fine offering is situated in the prized “Lindendale” area, on paved RM 1888 as well as long frontage on Maenius Road, about 10 miles west of Blanco (restaurants, shops, services, supplies), or 20 miles to Fredericksburg (world class restaurants/shops, jet airport, hospital, box stores). This is about one hour from both Austin (tech center, State Capitol) and San Antonio (medical center, international airport, nations 7<sup>th</sup> largest city), in the **epicenter of the famed Texas Hill Country**.

The area is known for its **scenery and seclusion**, while being in the shadow of one of the most dynamic growth areas in the country. Once known as Angora Goat country, this zone is now dominated by improved recreational ranches and stock farms of several hundred acres and up. Adjoiners range from 100 acres and up in size, with one acreage tract subdivision adjoining to the northeast. For more information on either Blanco or Kendall Counties, please visit (<http://www.co.blanco.tx.us/> or <http://www.co.kendall.tx.us/>).

**WATER:** The site features several canyons that flow water seasonally, along with several sterling lake sites awaiting development. **Several gorgeous ponds** are found throughout the ranch, one of which never goes dry (per manager), in beautiful, private settings. A short section of **heavy-flowing Falls Creek** cuts thru one corner for several hundred feet. A focused surface water development program elevates this ranch to the next level!

Groundwater is rated **excellent** in this area, with **abundant, sweet water** available at 400-500’ depth. **There are** three functioning water wells on the ranch, and additional data on area groundwater is available at Blanco-Pedernales GCD and Cow Creek GCD (<http://www.blancocountygroundwater.org/> and <http://www.ccgcd.org/>).

**LAND:** A good variety of hills, canyons and gently sloping pastures comprises the bulk of WBR, which falls from N to S with about 250’ of elevation change overall. The dramatic hills offer **stunning homesites and viewpoints** overlooking the picturesque Blanco River valley below. The look is refined (think Napa Valley), yet rugged, with various species of oak dominating the landscape, with little to no cedar to be found.

**Deep canyons** have creeks lined with heritage oaks, cedar elm, walnut and some pecans. Shrubs include persimmon and agarita, with native and introduced grasses such as Indiangrass, bluestem, switchgrass and kleingrass, and native turfs. The **abundant wildlife** includes whitetail deer, a few exotics, turkey, dove and varmints. Feral hogs are found in this area as well, but not in epidemic numbers.

Soils are primarily stony clays in higher elevations, and silty clays in the more level areas. There are **small sections** of the property **suitable for cultivation** or food plots, and a large grass field is located in the southern tip of the site.

**IMPROVEMENTS:** The site is **lightly improved**, with the main structure being a metal hunting lodge of 4BR, 4BA, comprising about 1,800 SF, located near RM 1888. There are some grain storage bins and old outbuildings in the vicinity of the hunting lodge, none of which have significant value. Ranch fencing and cross fencing is mostly fair to good, and there is some high fencing along part of the N boundary. Ranch roads are unimproved but passable, and an old airstrip along Maenius Road was last used in the early 1990's. You are definitely **not paying for someone else's impractical improvements here!**

**SUMMARY:** If you seek quality, unimproved land in bulk at high value, with impeccable location, WBR should be on your short list of prospects. This blank canvas has that **"clean Lindendale look,"** due to grazing by Angoras decades ago which virtually eliminated the cedar but preserved the oaks. The combo of scenery, water development potential, location, dramatic homesites with a tad of fertile land is second to none. We appreciate your consideration, and welcome your inquiries, and hope to see you soon.

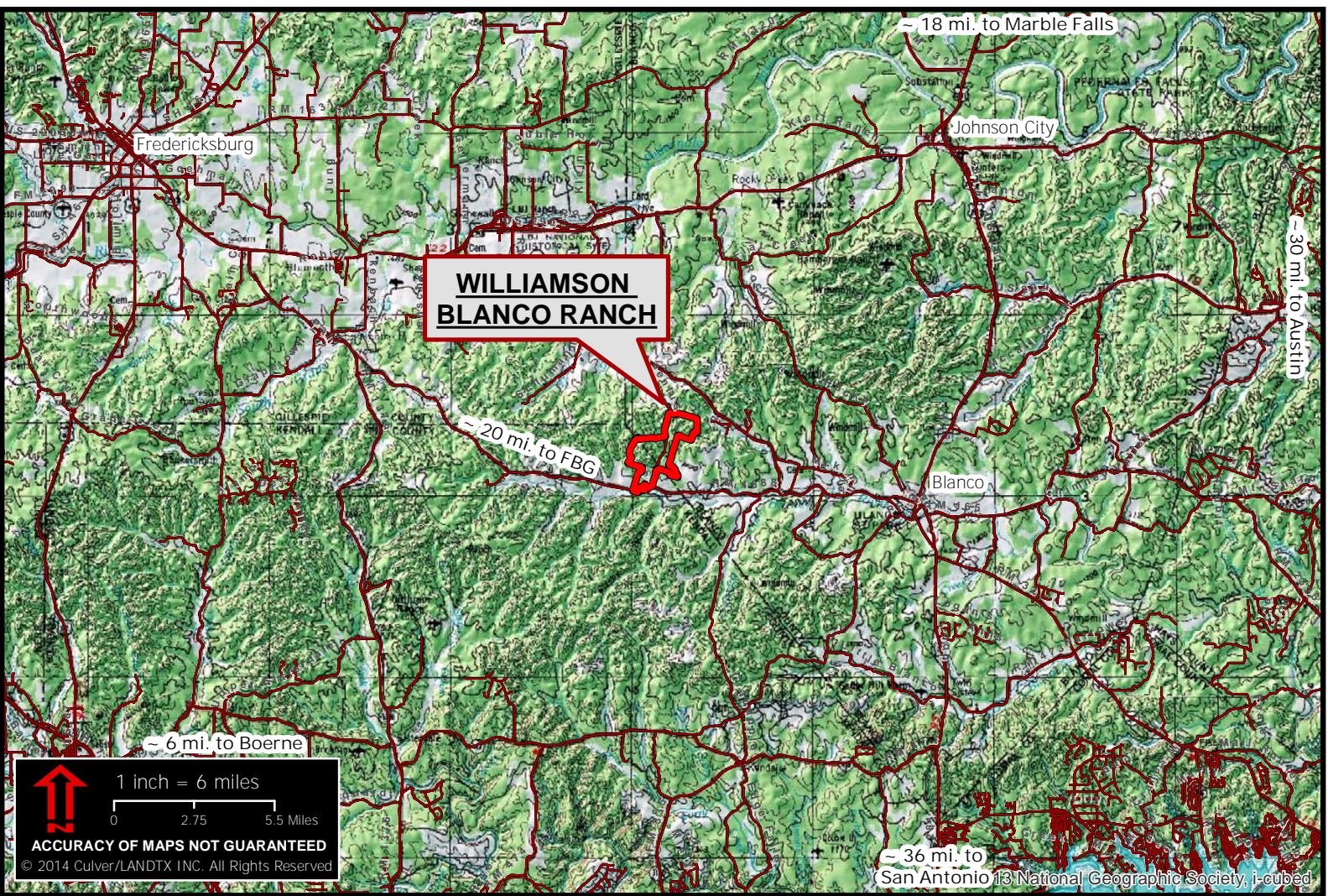
**FINANCIAL/TITLE:** Listing price is \$5,794.65/acre, sellers will furnish new survey and basic title insurance. Mineral conveyance is negotiable. An electric transmission lines crosses the ranch in two small sections to the north, and there is an access easement to one neighbor close to the SW corner of the ranch. Electricity is provided by Pedernales Electric Coop. The ranch is located in the Blanco ISD, and estimated ag-exempt taxes are \$2,200 per year.

**This ranch can also be purchased in tracts of 192 – 637 acres, at listing prices of \$5,500 - \$6,500/acre.**

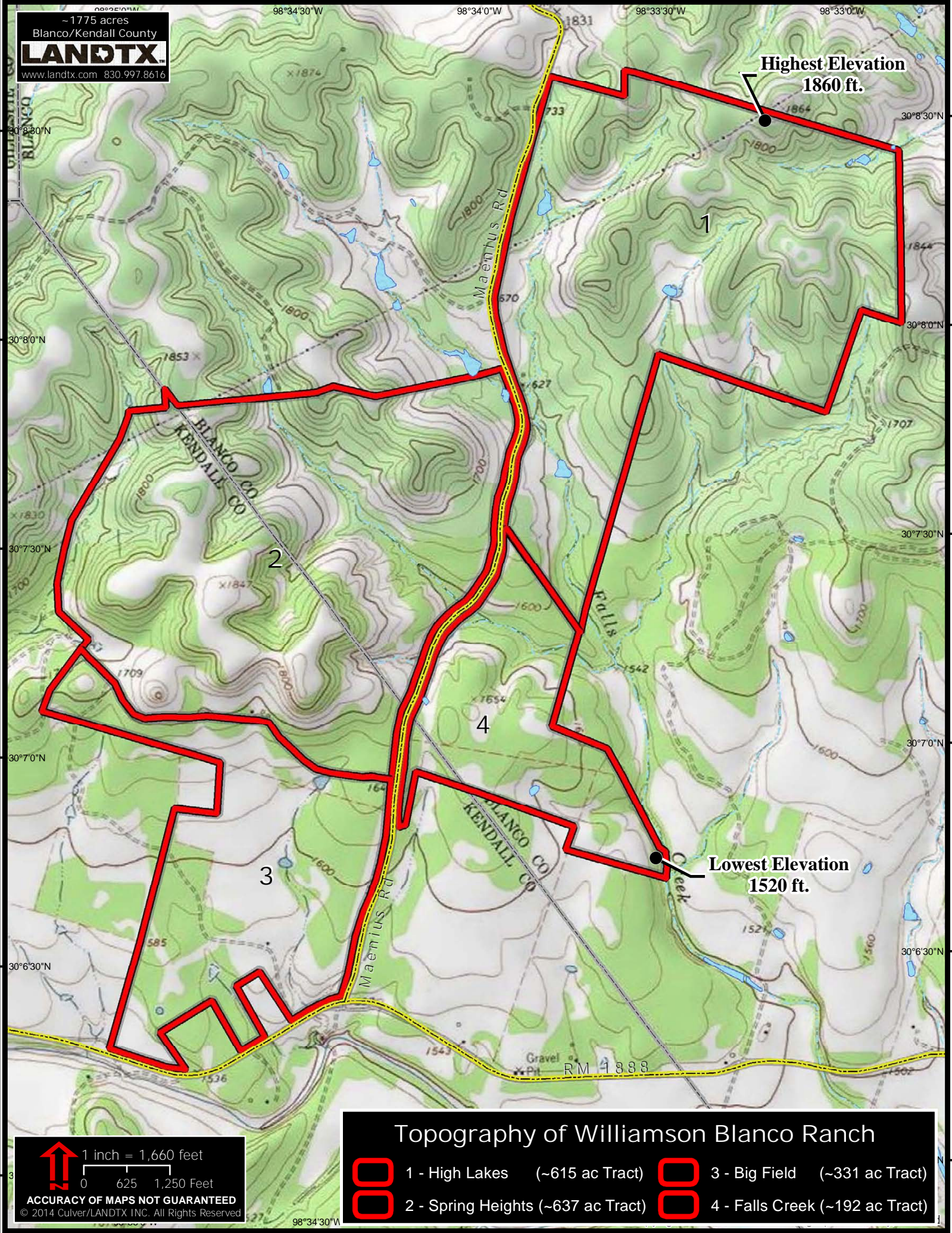
The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Broker or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as 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. **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 the sole discretion of LANDTX, *David E. Culver*, broker.









**Highest Elevation  
1860 ft.**

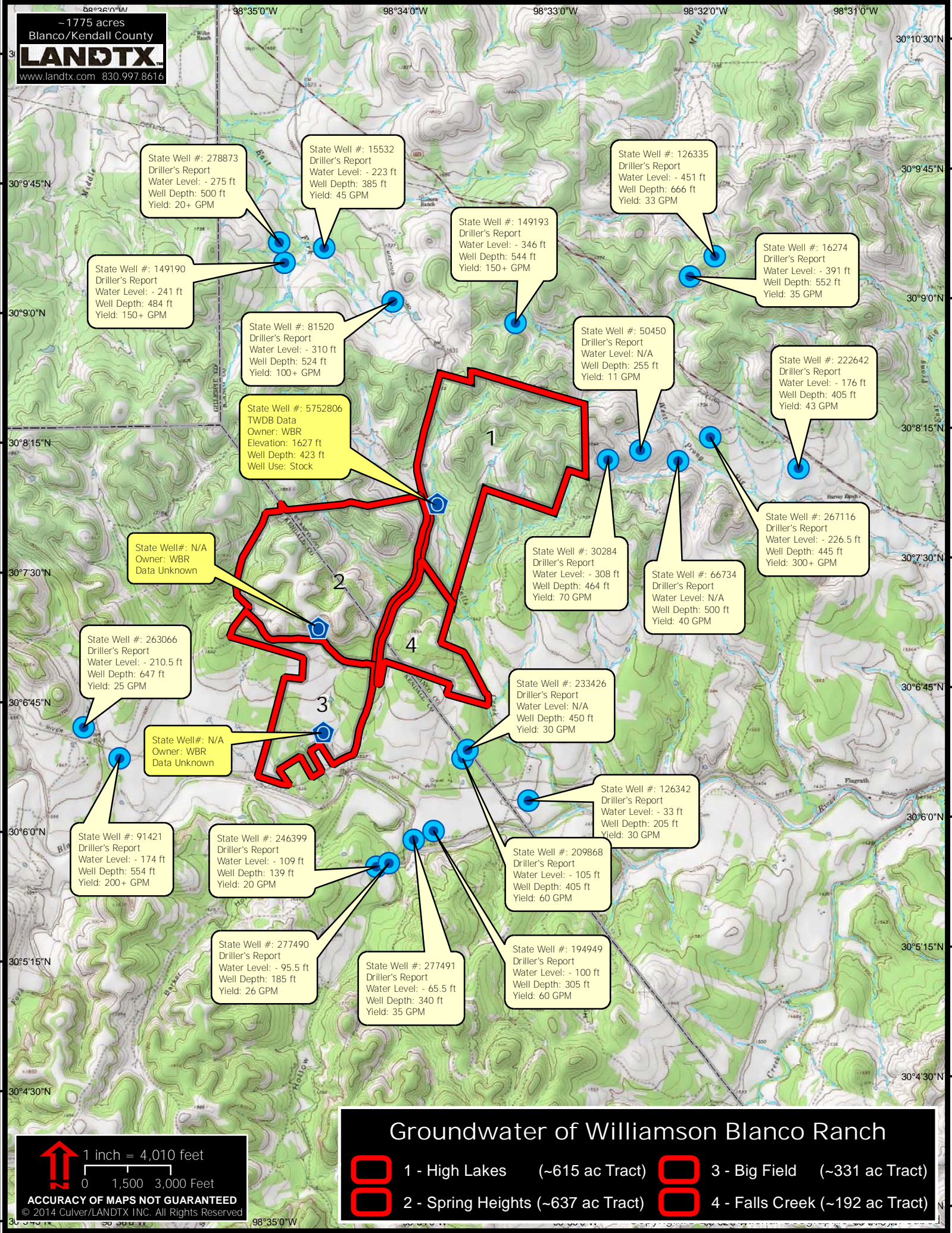
**Lowest Elevation  
1520 ft.**

1 inch = 1,660 feet  
**ACCURACY OF MAPS NOT GUARANTEED**  
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**Topography of Williamson Blanco Ranch**

	1 - High Lakes (~615 ac Tract)		3 - Big Field (~331 ac Tract)
	2 - Spring Heights (~637 ac Tract)		4 - Falls Creek (~192 ac Tract)






# Groundwater of Williamson Blanco Ranch

1 - High Lakes (~615 ac Tract) 3 - Big Field (~331 ac Tract)

2 - Spring Heights (~637 ac Tract) 4 - Falls Creek (~192 ac Tract)

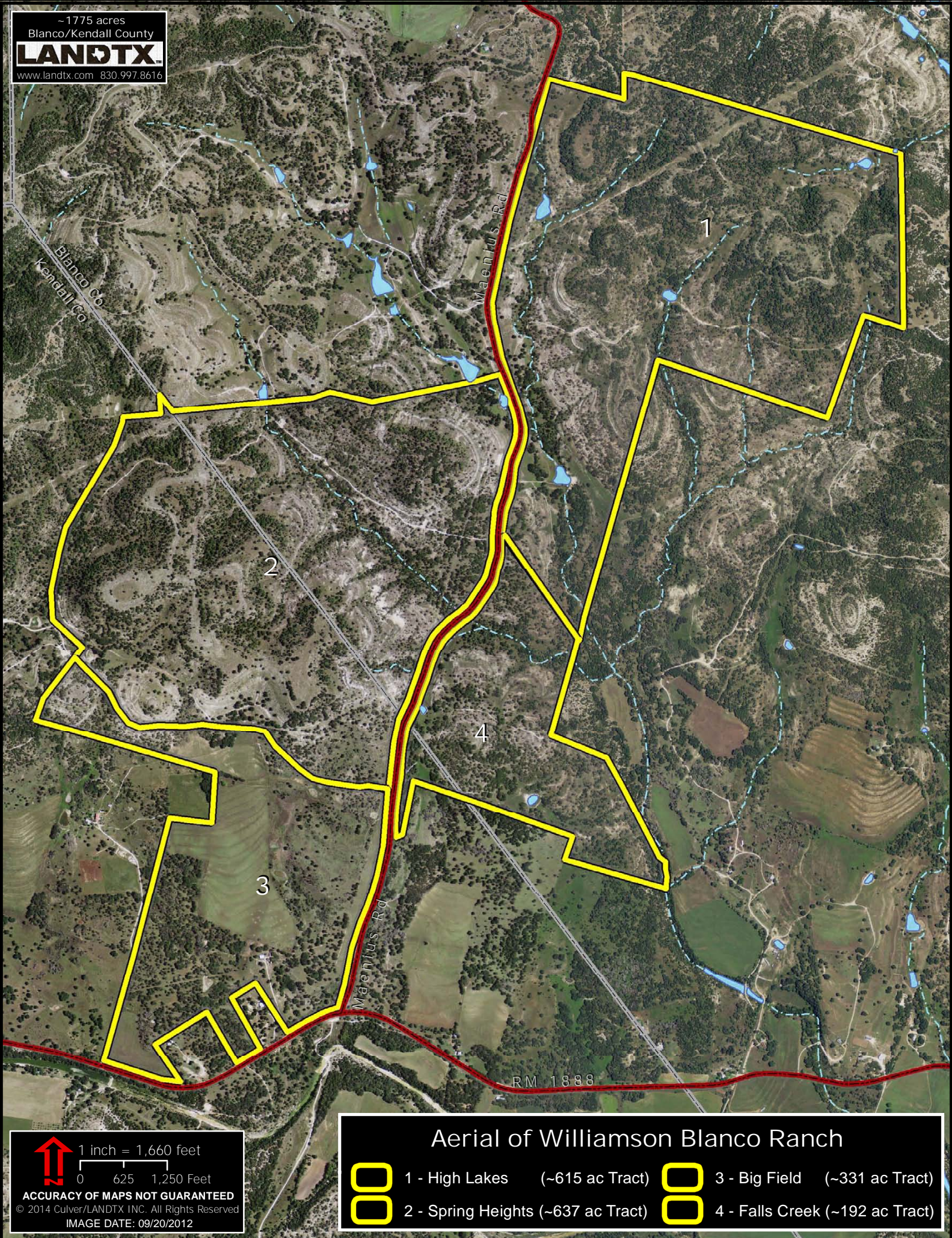


1 inch = 4,010 feet

0 1,500 3,000 Feet





**ACCURACY OF MAPS NOT GUARANTEED**  
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 1 inch = 1,660 feet  
0 625 1,250 Feet  
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IMAGE DATE: 09/20/2012

**Aerial of Williamson Blanco Ranch**

 1 - High Lakes (~615 ac Tract)	 3 - Big Field (~331 ac Tract)
 2 - Spring Heights (~637 ac Tract)	 4 - Falls Creek (~192 ac Tract)

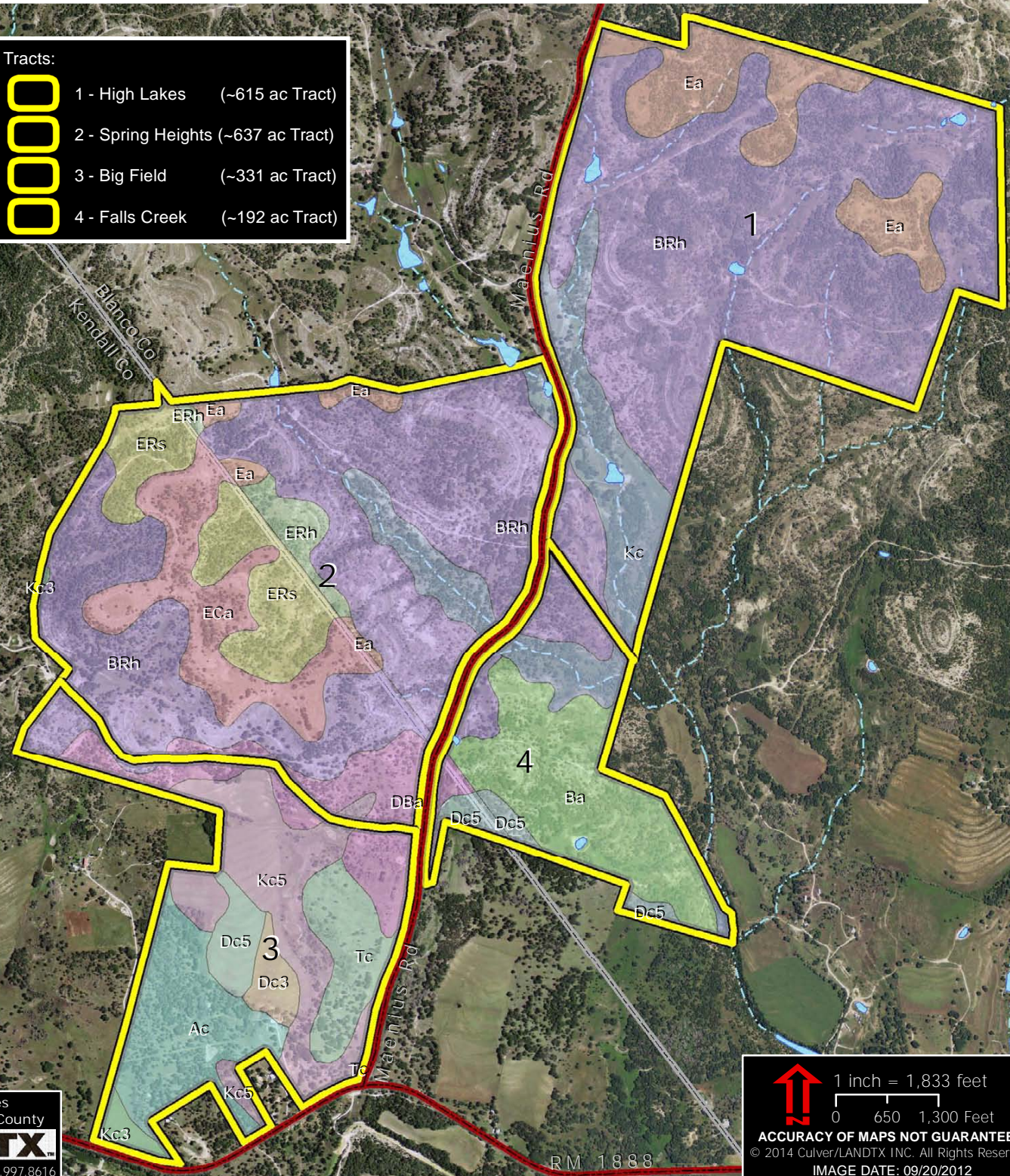


# Soils of Williamson Blanco Ranch

 Ac - Anhalt clay, 1-3% slopes	 ERh - Eckrant-Rock outcrop association, hilly
 BRh - Brackett-Real association, hilly	 ERs - Eckrant-Rock outcrop association, steep
 Ba - Brackett association, undulating	 Ea - Eckrant association, undulating
 DBa - Doss-Brackett association, undulating	 Kc - Krum clay, 3-5% slopes
 Dc3 - Denton silty clay, 1-3% slopes	 Kc3 - Krum silty clay, 1-3% slopes
 Dc5 - Doss silty clay, 1-5% slopes	 Kc5 - Krum silty clay, 3-5% slopes
 ECa - Eckrant-Comfort association, gently undulating	 Tc - Tarpley clay, 1-3% slopes

## Tracts:

-  1 - High Lakes (~615 ac Tract)
-  2 - Spring Heights (~637 ac Tract)
-  3 - Big Field (~331 ac Tract)
-  4 - Falls Creek (~192 ac Tract)



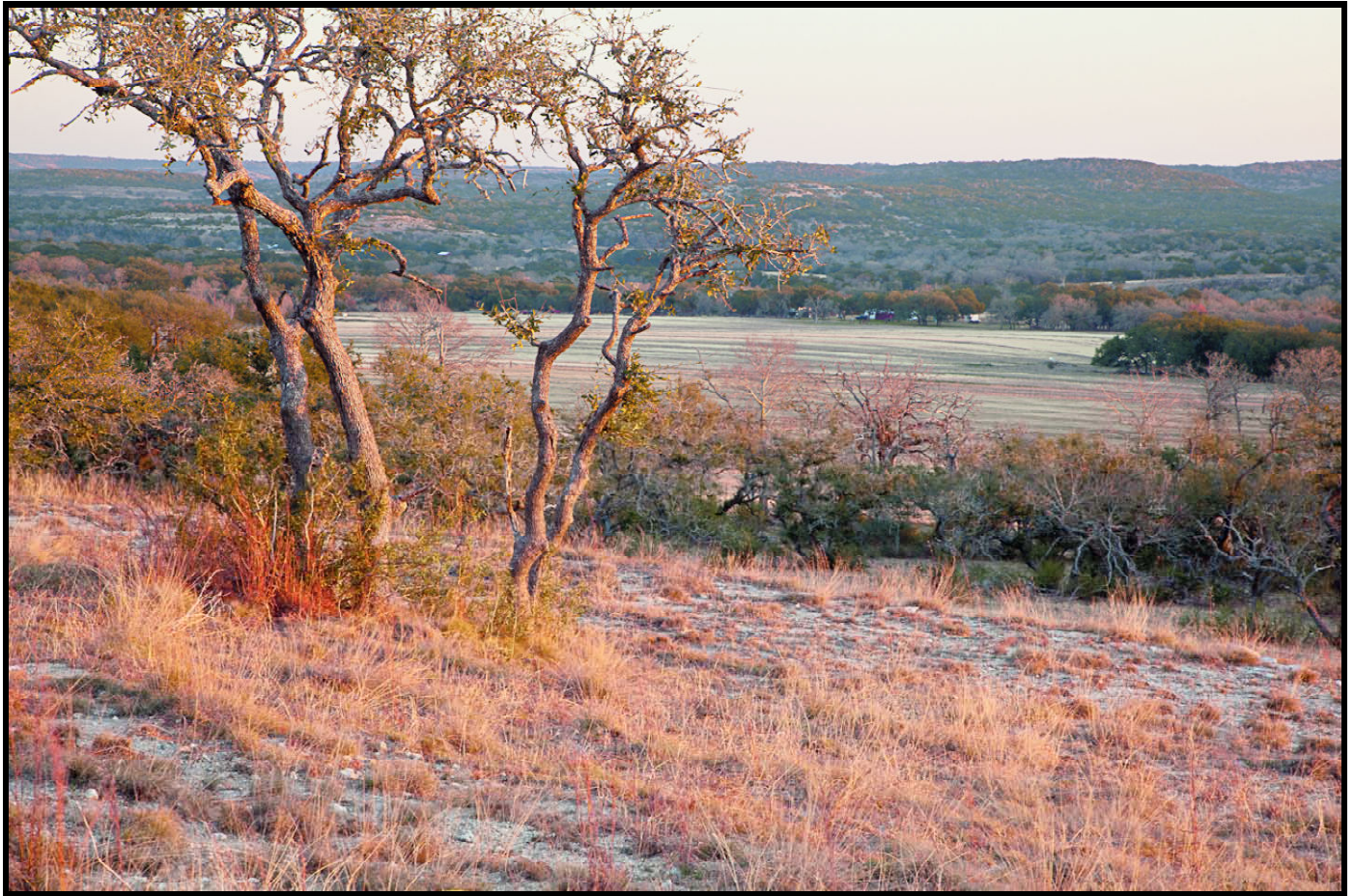






























*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

**B**efore 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.

