

**7,850 ACRES – MENARD COUNTY**

**HUNTING/RANCHING/RECREATION**

**RIVER CLIFFS RANCH**

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### **RIVER CLIFFS RANCH**

**LOCATION:** This legacy juggernaut is tucked away in the Hill Country of NE Menard County near the Mason/McCulloch county lines, with **exquisite seclusion yet solid access** from two points – Turkey Barn Lane to the SW, and private easement/county road to the NE. It is about 25 minutes to either Mason (supplies, arts/crafts, restaurants, groceries), Brady (airport, hospital, supplies, restaurants, groceries) or Menard (supplies, restaurants, groceries).

The area is comprised of productive farms and orchards along the river, and larger hunting/ranching operations off-river, with one large acreage tract subdivision adjoining the ranch for a brief stretch along the southern edge at Turkey Barn. For more information on Menard County, go to <http://co.menard.tx.us/>, or for Mason, TX, go to <http://www.co.mason.tx.us/>.

The location is about two miles off of paved FM 2092 to the SW, and Turkey Barn Lane is a hard pack, **all-weather road** accessing the N side of the San Saba River, just N of TX Hwy. 29. Access to the NE is via private easement and CR 110 on a caliche road that is 3.4 miles from paved FM 1311, a connector between Brady and TX 29.

All amenities and international airports are available two hours away in either Austin or San Antonio, and area hub San Angelo, 80 miles NW, is home to a regional airport and most amenities. This is **one of the largest ranch offerings ever within this close proximity to these major growth centers**.

**WATER:** This **supremely-watered** ranch contains 3.2 miles of show-stopping frontage on the pristine and beautiful San Saba River, high up in the drainage near the headwater springs, where the deeper water is solid and reliable. The river in this area is fabulous, and the **"string of jewels,"** a series of seven deep blue, wide holes constitutes the southern boundary of the ranch. These holes are connected by rock and gravel bottom shoals, some of which are noisy, and offer the finest in fishing, floating, boating and all fun things water. Per owners, the holes maintained their levels 80% or better during the recent Great Drought, and are full of big bass, catfish and perch. The fishing in this area is unsurpassed!

There are several named features on USGS maps located on this ranch, including **Gobal Hole, Billy Hole and Picnic Bend**. The permanence of the water in this area was doubtlessly a draw for ancient settlers and tribes, and Indian occupation sites are known in this part of the country, though nothing specific on the property has been identified. **One of the holes is over 2,000' long, and reaches a width exceeding 150'.**

A unique aspect of the San Saba River on this ranch is its **accessibility and visibility**, due to a scenic and interesting road that follows its entire length. This road carves through immense forests of towering pecan, elm and burr oaks, sometimes beneath towering, multi-hued sandstone/limestone cliffs, always on or near the shimmering river. In places it abuts rock ledges, where one can walk to the edge and be looming **30' above the deep water (up to 20' in places)**. Elsewhere, it is found creeping along a thin peninsula, overlooking a ribbon of hard flowing water beneath, in a shady bottomland setting that rivals anything in the Deep South.

In addition to the river, the ranch offers an **extensive well and water system** tapped into the **abundant Hickory Aquifer**, including 9 wells, 22 troughs and 15 miles of fast lines to move it efficiently. One well is 1,850' deep and is capable of producing **850 gpm**, per owners, and drives a center pivot that can water about 90 acres of improved grass. The water system on this ranch can be accurately described as "superior," and also includes 20 stock tanks, which are **magnets for waterfowl** in winter months, and a spring. Several of these tanks cover 2 – 3 acres when full. Average annual rainfall in this area is about 25". For more info on area groundwater, please contact the **Hickory Underground Water Conservation District at <http://www.hickoryuwcd.org/>.**

**LAND:** River Cliffs Ranch consists of a **6,250 acre, high fenced and managed** deer and cattle operation to the north, and about 1,600 acres of low fenced riverfront and bottomland to the south. Most of the land is gently rolling, native rangeland, featuring excellent mixed cover of hardwoods and shrubs, with flats, hills, draws and canyons mixed in. The flats contain silty clay loams, which support liveoak, mesquite, persimmon, agarita and prickly pear. The sometimes-broken "top" country includes shinoak thickets and scattered large liveoaks, with abundant thick cover for all types of wildlife. A large range of hills dominates the western portion of the ranch, and there are scenic, distant **vistas abound from many lookout points**, and occasional limestone outcrops and cliffs as well.

Overall, the land rolls **down about 280'** from N to S, and includes up to 8 wildlife food plots, and supports a **fantastic herd of managed whitetail deer** which began to be introduced in 2009. This deer herd recently had 4 year old bucks **averaging 185 B&C**

scores, and is managed under a Texas Managed Lands Permit, allowing for hunting from October 1 – February 28. The ranch also offers excellent hunting for dove, turkey, waterfowl and varmints, and the canyons and river bottom offer the finest in songbird viewing/hearing in the spring.

The ranch has been historically well-managed, and has received the prestigious **Lone Star Steward Award and Aldo Leopold Conservation Award in 2006**. Other land features include a couple of dramatic, cliff-lined canyons near the river, **5,000'** airstrip site, immense pecan bottoms totaling hundreds of trees and numerous interesting rock formations. The overall variety is remarkable, and contributes to the beauty and utility of this versatile giant.

**IMPROVEMENTS:** The property is well improved, including the aforementioned superior water system. The primary structure is a **nice frame lodge of 9 BR, 6 BA**, with commercial kitchen, large Great Room, fireplace, metal roof and long porches, near the NE corner of the ranch. This is perfect for hosting groups, and is laid out in two wings like a classic hunting lodge. A game cleaning building with walk-in cooler is **nearby, and the HQ's compound is** functional, manicured and landscaped. A 2BR river cabin sits atop a bluff, overlooking bottomland to the river behind.

The ranch has 6,250 acres under game proof fencing, with some low cross fencing, and ten breeder pens (for deer) and one holding pen for yearling and fawn bucks. Detailed info on this extensive whitetail breeding and management program is available upon request. An **extensive, smooth road system** accesses all areas of the ranch, and there are several fields that have been seeded in grasses previously. An extensive collection of blinds and feeders is included with the sale, and other accessories, manufactured homes and equipment owned by the ranch are negotiable.

**FINANCIAL/TITLE:** Listing Price is \$3,450/acre, with owners to provide basic survey and title insurance. Mineral conveyance is negotiable. It is believed that Sellers own 100% Executive Rights and at least 50% minerals on 6,250 acres, and 100% Executive Rights and minerals on 1,600 acres, subject to insignificant royalty reservations. There are apparent electric utility easements, but no large transmission lines on the ranch. The property is located in the Menard ISD, is served by Sharyland Utilities and current ag-exempt property taxes are about \$19,500 per year. This is a co-listing with David Faust, KW Farm & Ranch, 512.940.3300, diamondfranch@hotmail.com.

**SUMMARY:** Rare is the opportunity to acquire such a significant offering tied to so much spectacular water and scenery, yet is only 2 hours from Austin or San Antonio!

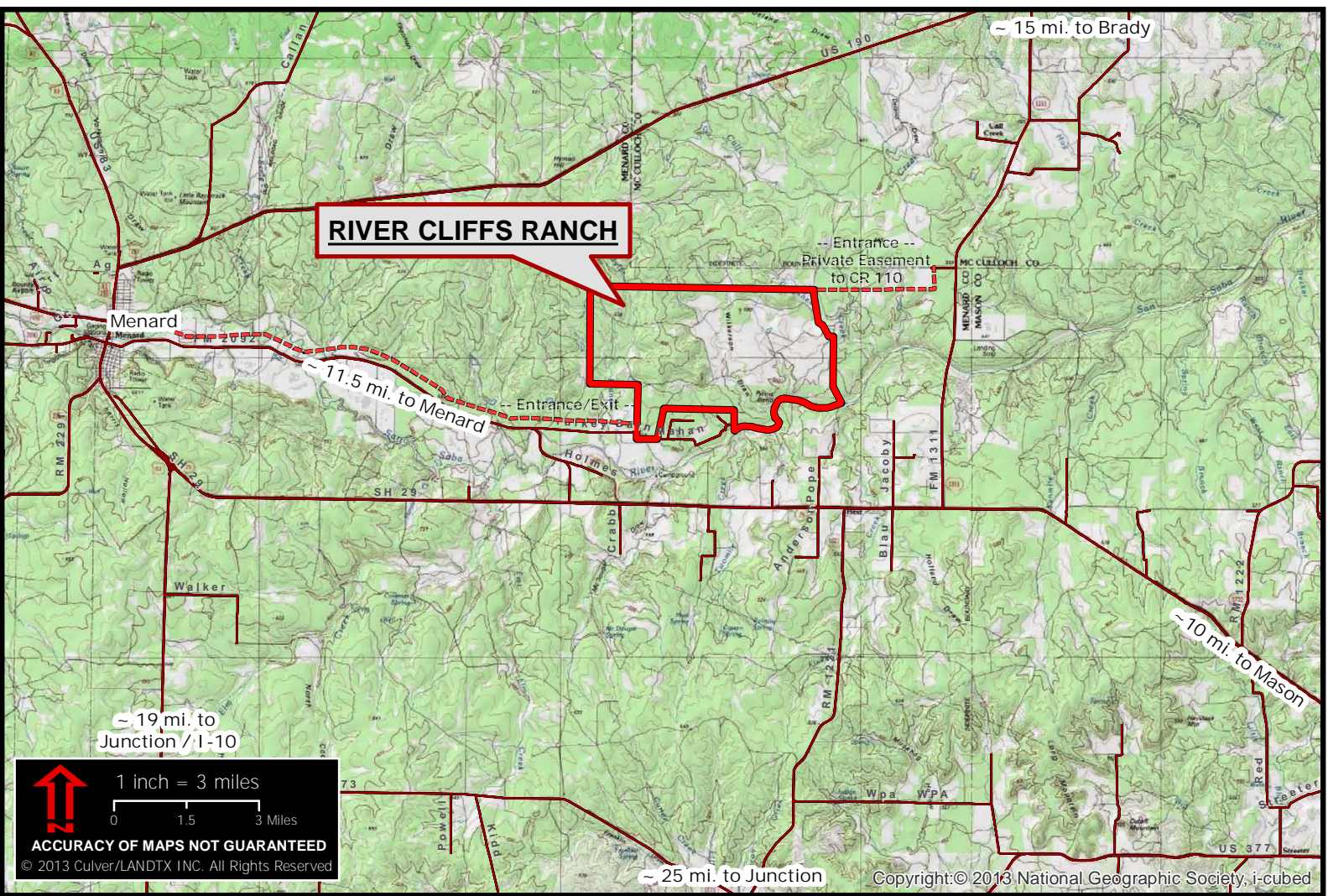


This is a **true legacy ranch** with all the trimmings, but without gaudy and overdone improvements, retaining utility and function at justifiable value. Only 25 minutes from prized Mason, the location could not be more pristine yet accessible, and the **stellar deer herd and infrastructure** kick it up a notch. Thanks for your consideration, and we hope to hear from you or your broker for a site tour soon.

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 or KW staff only. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

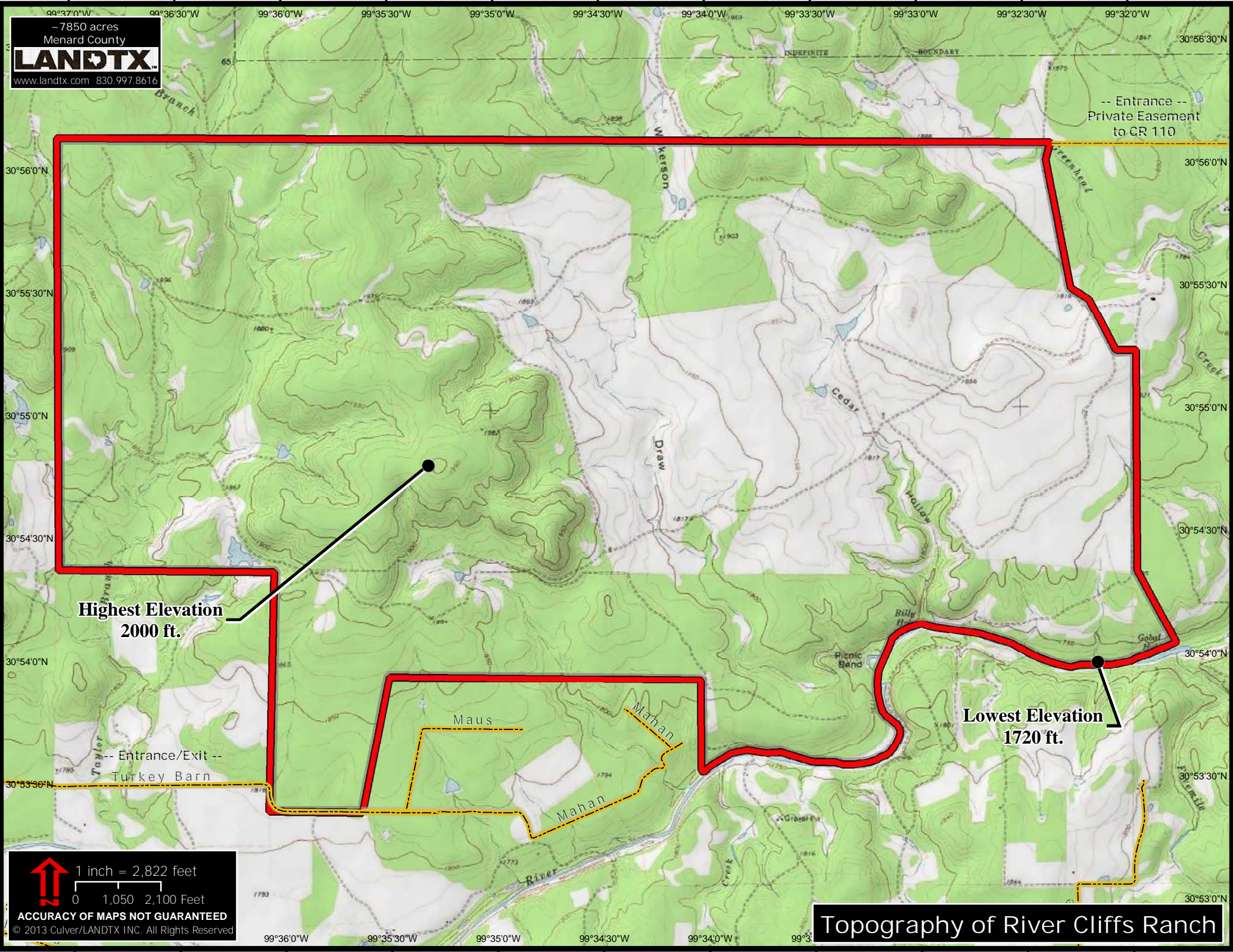
**Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation.** If this condition is not met, fee participation will be at sole discretion of LANDTX, *David E. Culver*, Broker.

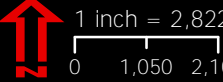






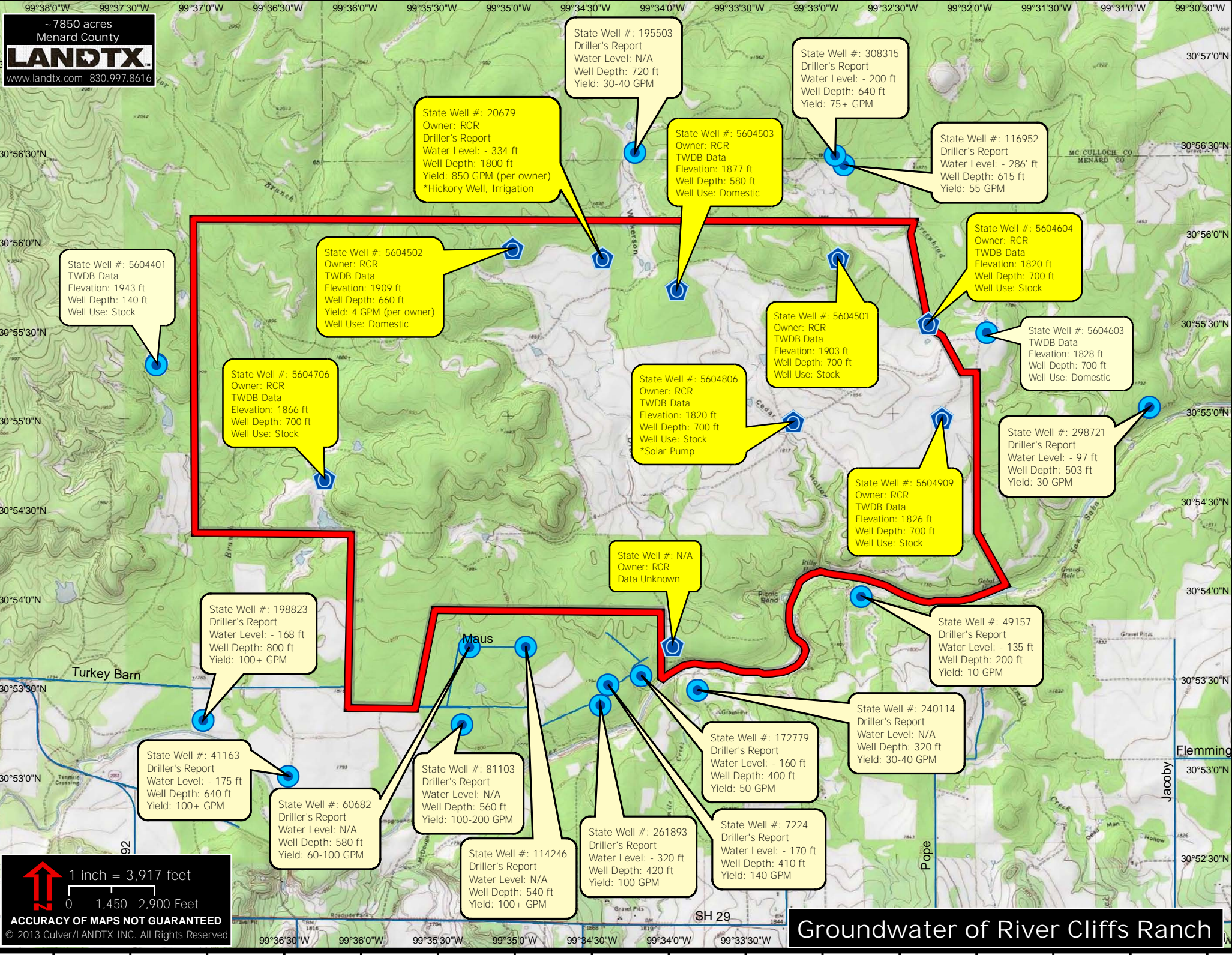
~7850 acres  
Menard County  
**LANDTX**  
www.landtx.com 830.997.8616



  
1 inch = 2,822 feet  
0 1,050 2,100 Feet  
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


**Topography of River Cliffs Ranch**



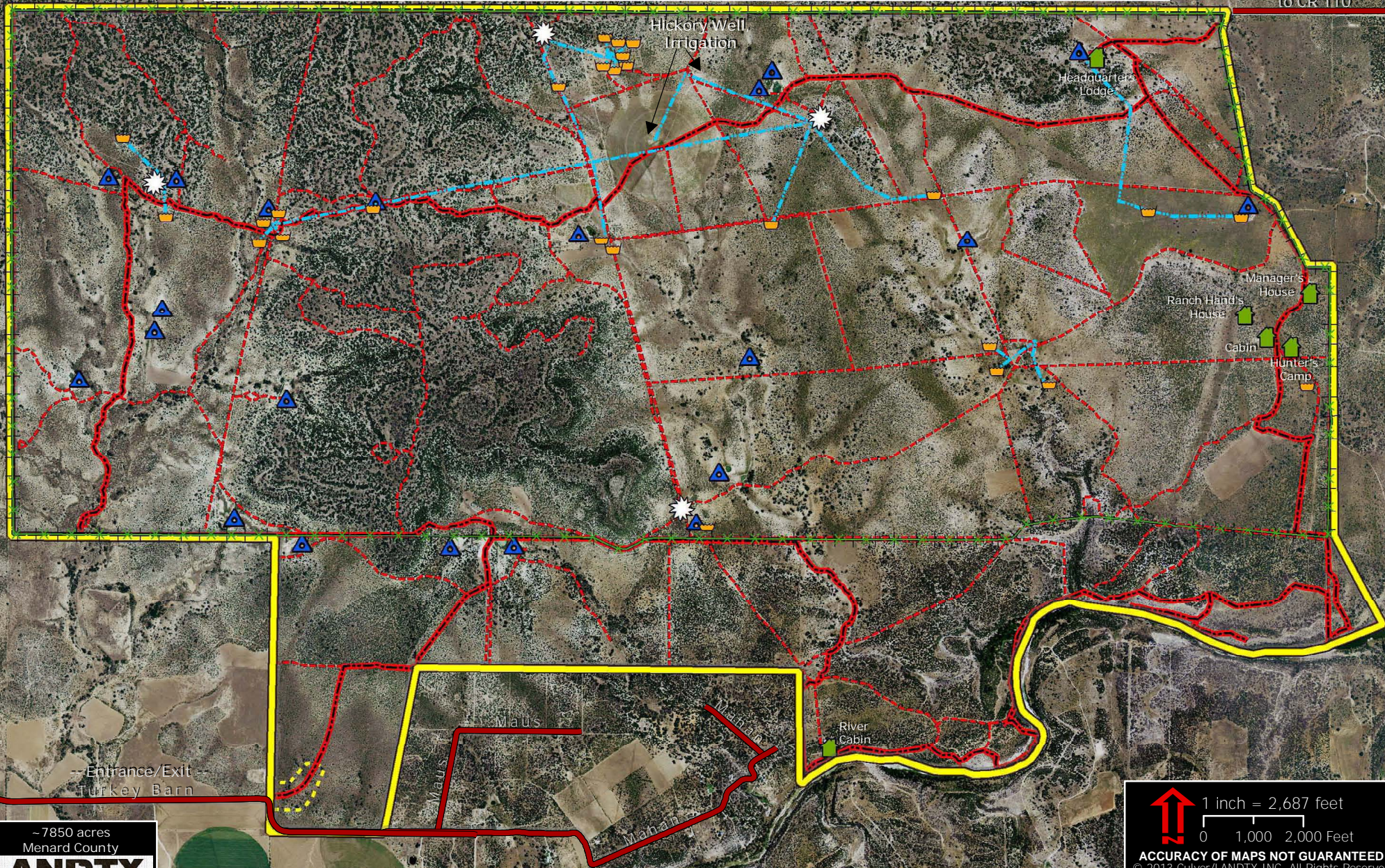




# Features of River Cliffs Ranch

- |   |   |   |  |
|---|---|---|--|
|  RCR Boundary        |  Roads-RCR Primary   |  Water Fast Lines    |  Windmills (4)  |
|  Turkey Barn Pasture |  Roads-RCR Secondary |  Water Troughs (22+) |  Structures (6) |
|  High Fence          |  Roads-TxDOT         |  Stock Tanks (20+)   |  |

-- Entrance --  
Private Easement  
to CR 110



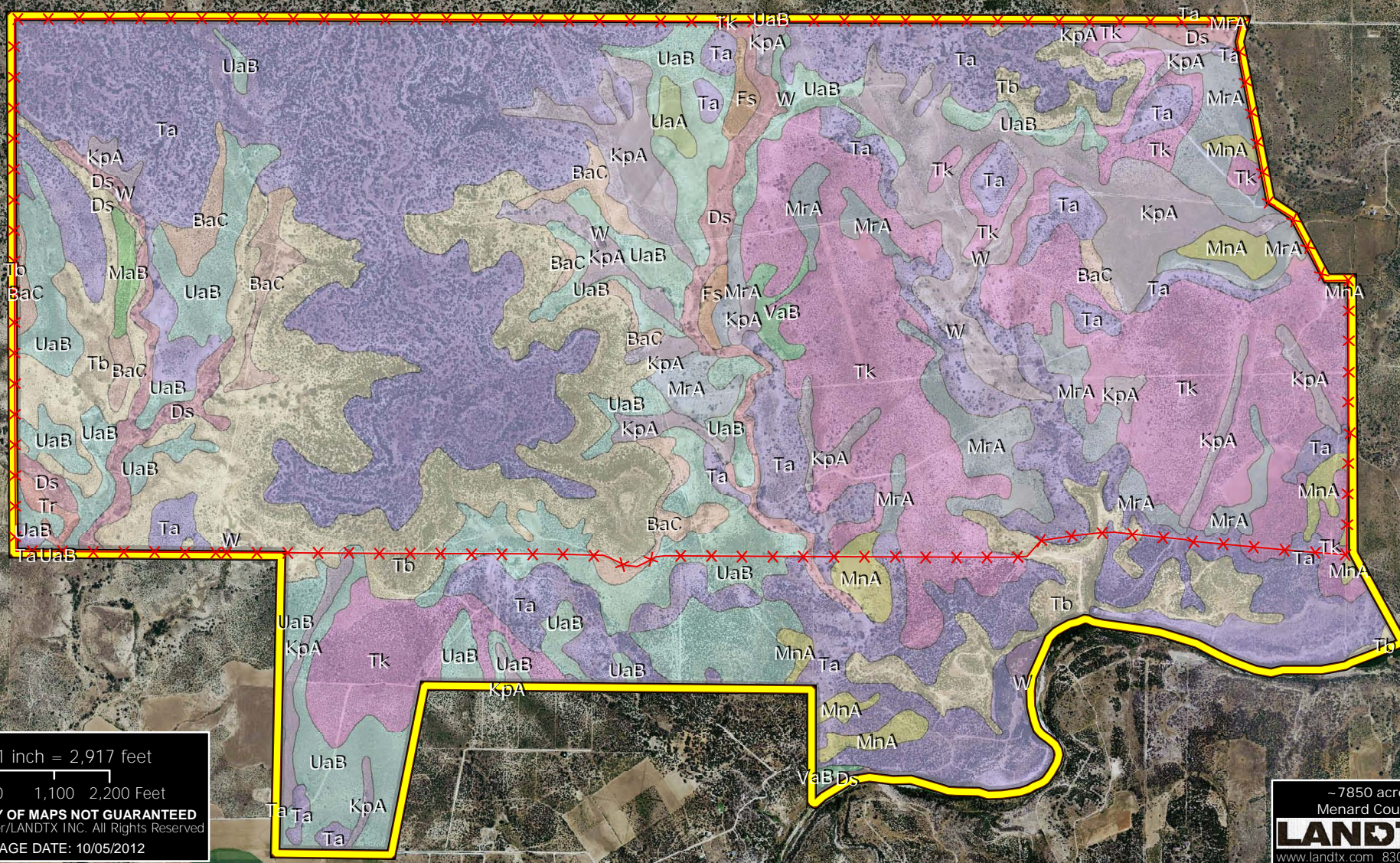
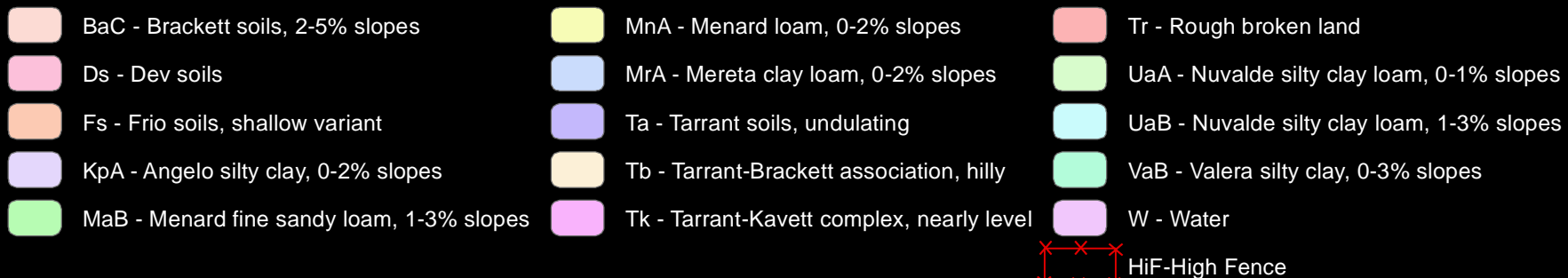
-- Entrance/Exit --  
Turkey Barn

~ 7850 acres  
Menard County  
**LANDTX**  
www.landtx.com 830.997.8616

 1 inch = 2,687 feet  
0 1,000 2,000 Feet  
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IMAGE DATE: 10/05/2012



# Soils of River Cliffs Ranch



1 inch = 2,917 feet  
 0 1,100 2,200 Feet

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 IMAGE DATE: 10/05/2012

~ 7850 acres  
 Menard County  
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River Cliffs  
Ranch





*River Chiffs*  
*Ranch*









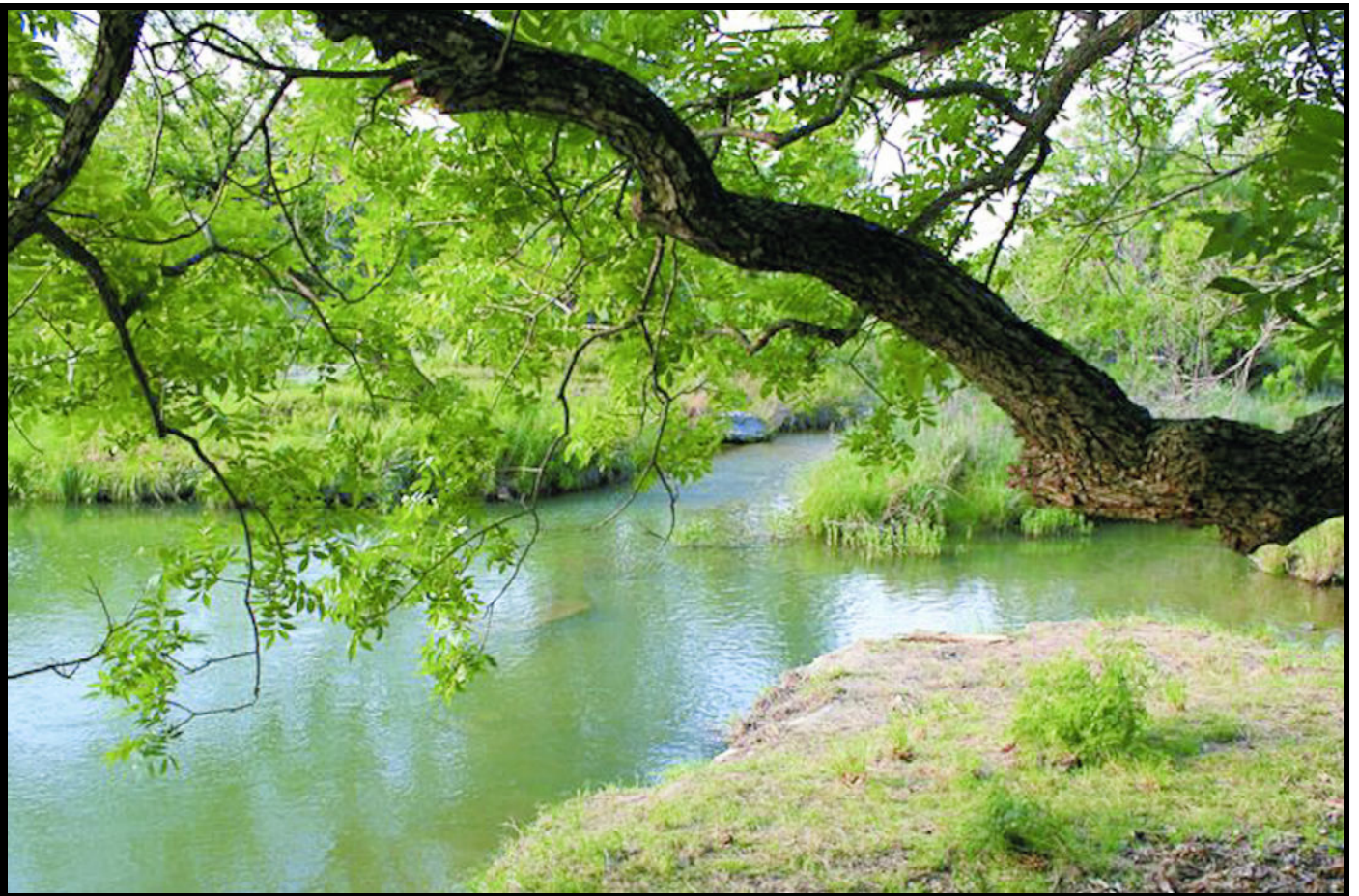


























*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# 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.

