

188 ACRES – GILLESPIE COUNTY

MANICURED RIVER FARMSTEAD

CAMELOT FARMS

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LOCATION: This showy offering is located at the end of a paved, private easement road about $\frac{3}{4}$ mile N of US Hwy. 290, 9 miles east of sizzling Fredericksburg (shops, hospital, nice airport, restaurants, supplies) near the community of Blumenthal. This is about 20 miles from Johnson City, and about 70 miles from both Austin and San Antonio (international airports, major medical, universities). The area is noted as a wine destination, and famed **"Wildseed Farms" is almost next door.**

Blumenthal is known as a peach and grape producing area, and there are **numerous horse farms proliferating** as well due to the outstanding fine sandy soils. Adjoining properties are manicured and productive, and there are few small tract subdivisions in the immediate area. For more information on Gillespie County, go to www.gillespiecounty.org.

WATER: A hallmark of this fine site is the approx. $\frac{2}{3}$ mile of frontage along the **clear-flowing Pedernales River**, all of which is easily accessible on foot. The river is mostly shallow and rock bottom in this area, with a few larger, deeper holes for fishing and floating. The river bottom is easily maintained, mostly gently sloping grassland with scattered large oaks and pecans, easy on the eyes. There is a gentle, low ridge bordering most of the river frontage, offering flood-free homesites within eyeshot of the shimmering water!

Another hallmark of the area is the **abundant groundwater**, as evidenced by the two wells on this farm. Both are shallow wells, 100' deep or less, with water static level at about 40'. One jetted at 50 gpm, the other at 100+ gpm, sufficient quantities for low intensity irrigation of specialized crops/trees/vines. The average annual rainfall for this location is 30-34 inches, and more detailed information on area groundwater is available from the Hill Country Underground Water Conservation District at www.hcuwcd.org.

LAND: Almost all of the park-like property is composed of **loamy or sandy soils**, being absolutely perfect for production of grapes, peaches, pecans, horses or forage. The land is mostly level, with some gentle roll along a draw that bisects from SW to NE. There is established coastal Bermuda on almost half of the site, which features large,

scattered oaks, elms and mesquite, and very little brush. The appearance is clean, refined and pristine, and almost every acre is accessible by vehicle.

Wildlife is abundant to the area. Often sighted are white tail deer, axis deer, blackbuck antelope, waterfowl, turkey, dove and songbirds. **Fishing in the river** can be rewarding as well, as catfish and bass have been harvested in edible numbers in the past. There is ample cover and protection for wildlife on the western portion of the ranch, while the eastern portion is more open and dedicated to grass and horse production, presently. There is good game traffic along the river as well.

IMPROVEMENTS: **The site is nicely improved**, with a 2BR, 2BA main home surrounded by several classic log & chink authentic-style cottages that are quite comfortable, accessed by a private, paved road. Please see attachment for complete list of improvements, most of which were built in the mid 1990's, and were intended to compliment a miniature horse and exotic game operation, and would contribute nicely to creative future uses. There are numerous paddocks with no-climb fencing, and most of the perimeter is high fenced, with some high cross-fencing. This place is ready to go as a horse operation, and would easily convert to an orchard, vineyard or exotic animal farm.

The two aforementioned water wells supply an **extensive underground water system**, which serves wildlife, horses, livestock and dwellings. A beautiful, in-ground pool is at the center of the residential complex, surrounded by a forest of manicured oak and elm trees – truly a park-like setting!

SUMMARY: If you seek a river showplace, in the best location imaginable, with the signature soils of the area, Camelot Farms should be on your short list. This park-like site is literally **one-of-a-kind, without peer**, and is all cleaned up and ready to use today, not to mention all the aforementioned potential uses-in-waiting. We welcome your inquiries, and sincerely appreciate your interest in the offering.

FINANCIAL/TITLE: Listing price is \$13,297.87/acre = \$2,500,000. Seller will provide current survey and basic title insurance, minerals are negotiable. Title is fairly clean with only utility easements and light restrictions on part apparent. The property is served by Central Texas Electric Coop, and is located in the Fredericksburg ISD. Current property taxes are estimated at \$7,500, ag exempt.

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 sole discretion of LANDTX, David E. Culver, broker.

OUTBUILDING & STRUCTURE INFORMATION

CAMELOT

- (1) 20x30 loafing shed, fabricated metal
- (2) 20x30 fabricated metal sheds – 3 bays (1 enclosed with door)
- 2/2 CACH/FP – 1550 s.f. main house with 1 car finished out garage, stone/wood frame/standing seam metal roof, screened porch
- 240 s.f. 2 room log/chink cabin with FP, 1 bedroom, water damage, wood shingle roof.
- 900 s.f. 3 room log/chink cabin with kitchen, FP, bedroom with some wood shingle siding, wood shingle roof.
- 658 s.f. 2 room log/chink cabin with kitchen, FP, bedroom with some wood shingle siding, wood shingle roof.
- 500 s.f. 4 room log/chink cabin on the river, w/screened porch 160 s.f., loft, FP, wood shingle roof
- Stucco pool house 10x10
- In-ground swimming pool, approximately 16x40
- 10x20 wood frame storage shed
- 60x25 – 5 bay implement shed, fabricated metal
- 48x36 – 5 stall metal horse barn with office, bedroom, tack room, feed room.
- (12) 15x20 metal loafing sheds
- Carport – fabricated metal 20x20
- 12x20 wood cabin near barn w/bathroom and kitchen
- Water well with electric submersible pump
- Water well with electric submersible pump

All structures approximately 15-17 years old.



1 inch = 0.16 miles

0 300 600 Feet

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ACCURACY OF MAPS NOT GUARANTEED

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1 inch = 0.09 miles

0 175 350 Feet

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