

Currie Ranch Southwest Website: <http://www.swpre.com/listing/currie-ranch-southwest/>

Reduced \$150K to \$600,000 US. 11.34 EST acres riverfront luxury estate site. Outstanding home site. 787' EST Pedernales Riverfront. 520' EST Goehmann Lane frontage. Mature tree stands. On preferred north side of River. Very private, exclusive area, million dollar homes, large land tracts. Entire southern section of the prestigious Currie Ranch on the southern side of Goehmann Lane. Includes very nice barn with water and electric. Cannot close until Currie Ranch or Currie Ranch Estate close.

CONTACT

Contact **Sherry "Princess" Cohen**, Hill Country Team Leader, REALTOR® and RAINMAKER®, Southwest Partners® & Global Partners International Realty® to set up an appointment or answer questions. Cell 970.948.9600, Office 979.421.9996 or email princess@swpre.com.

3% Buyer Broker Commission. Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings. Appointment required. Must be accompanied by Princess or one of her team members. Contact Princess for additional information.

4 OTHER OFFERINGS

Currie Ranch. Reduced \$1.1M. 73.77 acres. Architectural Digest quality Hill Country Home and improvements. 1,577' EST Pedernales Riverfront. Multiple home sites. \$3,900,000 US

Currie Ranch Estate. Reduced \$1.1M to \$2,900,000 US. 52.55 EST acres. Architectural Digest quality Hill Country Home and improvements.

Currie Ranch South*. 21.22 EST acres riverfront luxury estate site. 1,577' EST Pedernales Riverfront. 1,220' EST Goehmann Lane frontage. Multiple home sites. \$1,225,000 US

Currie Ranch Southeast*. 9.88 EST acres riverfront luxury home site. 790' EST Pedernales Riverfront. 700' EST Goehmann Lane frontage. Multiple home sites. \$625,000 US

*Can NOT close until either Currie Ranch or Currie Ranch Estate close.

HIGHLIGHTS

(1) Reduced \$150K to \$600,000 US. 11+ acre riverfront luxury estate site. Outstanding home site

(2) 787' EST Pedernales Riverfront. 520' EST Goehmann Lane frontage, very nice barn with water and electric

(3) Mature tree stands. On the preferred north side of the River. 3% BBC

(4) Excellent schools with highest rated elementary school in the Texas Hill Country and multiple local private school options

(5) For home values and home value appreciation, this is the best area in Gillespie County and one of the very best in the Texas Hill Country

(6) 1.4 MI off US 290, 10 minutes to Fredericksburg with suburban/resort level services, 1 hour to both Austin and San Antonio

PROPERTY

Reduced \$150K to \$600,000 US.

Located in the heart of the Texas Hill Country, this beautiful 11.34 EST acres riverfront luxury estate site is equally suited for use as an exceptional Horse Ranch, Gentleman's Trophy Ranch or an expansive and comfortable Family Home. Comprised of 11+ acres of fertile land, the topography slopes to the Pedernales River. Outstanding home site perfectly positioned above the Pedernales River Banks providing exceptional water views and stunning Hill Country vista views. Very nice barn with electric and water.

The Currie Ranch Southwest is located on the East Side of Fredericksburg approximately one mile from the intersection of Highway 290 West and Goehmann Lane and just five miles East of Fredericksburg's busy Main Street. The Currie Ranch is being exclusively offered for sale for the first time.

IMPROVEMENT DATA

(7) **Barn**

SF: 1,440

Year built: 2004

Utilities: Electric and water

NOTE: Measurement from Gillespie County Appraisal District

LAND DATA

(8) **Land**

Total: 11.34 EST acres improved pasture

(9) **787' EST Pedernales River Frontage**

(10) **Elevations**

1,549' EST at northeast corner

1,538' EST at home site providing perfect elevations to view the Pedernales and the Hill Country

1,519' EST at Pedernales River Bank

(11) 520' EST frontage on Goehmann Lane

(12) Water rights may convey

We believe a portion of 70 acre feet irrigation rights from Pedernales River (data Per Owner) and a portion of irrigation rights out of drilled wells may convey

(13) Subdivision: Fredericksburg Addition

(14) School District: Fredericksburg ISD

(15) Zoning: None

(16) Flood plain: Yes, but suggested home sites are NOT in flood plain

(17) Utilities: Electric at Street. Electric and water at Barn. Permitted well and permitted septic needed.

(18) Minerals: All owned convey

(19) Taxes: To be determined

(20) Exemptions: Currently Ag Exempt

(21) Legal

11.34 EST acres of PIDN 70557: Geographic ID A0575-0027-000000-00: ABS A0575 M RIVERA #27, 69.44 ACRES

(22) Protective covenants overview

No mobile homes

No temporary structures

No industrial or enterprise pursuits

No abandoned vehicles, equipment or junk

No noxious or offensive activity

No airplane landing strip or facilities

See Deed for complete details

NOTE: "EST" are our estimates. All other measurements from Gillespie County Appraisal District.

OTHER ASSETS

(23) \$12,000 total items available to convey under separate personal items contract

Allis Chalmers Tractor with Backhoe: \$10,000

Bat Wing Mower: \$2,000

LOCATION

(24) Easy US 290 access: 1.4 MI north of US 290

(25) 10 minutes to Fredericksburg: 8 MI to downtown Fredericksburg and suburb/resort level services, entertainment, shopping and dining

(26) Outstanding Hill Country destination access: 8 MI to Fredericksburg, 28 MI to Kerrville, 41 MI to Llano, 42 MI to Boerne, 53 MI to Bandera, 55 MI to Marble Falls, 56 MI to Dripping Springs, 59 MI to Wimberley, 68 MI to Barnett

(27) 1 hour to Austin and San Antonio: 65 MI to NW San Antonio I 410 W at I10
66 MI to SW Austin US 290 W at S MO-Pac Expy

DIRECTIONS

FROM DOWNTOWN FREDERICKSBURG, IT IS 8 MI

- (1) Travel southeast on E Main ST (US 290/US 287) on US 290 for 6.6 MI**
- (2) Turn left (north) on Goehmann LN over the Pedernales River Bridge 1.4 MI to the intersection of Goehmann LN and Lone Star LN**
- (3) As you continue on Goehmann Lane, Currie Ranch South is on the south side of the road with our signs**

FROM DOWNTOWN JOHNSON CITY, 25.3 MI

- (1) Travel east on W Main ST/8th ST (US 290) for 23.9 MI**
- (2) Turn right (north) on Goehmann LN over the Pedernales River Bridge 1.4 MI to the intersection of Goehmann LN and Lone Star LN.**
- (3) As you continue on Goehmann Lane, Currie Ranch South is on the south side of the road with our signs**
- (4) If you reach Fredericksburg on US 290, you have gone 6.6 MI too far**

SCHOOL DISTRICT AND SCHOOLS

There are two options in the Fredericksburg ISD for Elementary Fredericksburg and Stonewall. Stonewall is TEA "Exemplary", has extremely high GreatSchools ratings and less than 20 students per grade. All District schools have very high GreatSchools ratings and very good TEA ratings. Frederick Elementary is TEA "Recognized". You can request to attend Doss School (K-8). Multiple private options.

Details: <http://www.swpre.com/wp-content/uploads/2012/09/Currie-Ranch-Southwest-Schools.pdf>

DEMOGRAPHICS

For high home values and home value appreciation, the EAST side of Gillespie County is THE place to be! Fredericksburg and Gillespie County are considered one of the most affluent rural markets in the Texas Hill Country. Compared to all **Benchmarks*** defined below, the Currie Ranch Census Tract has unmatched home values and appreciation. It has the highest average and median home values, highest % home values \$1M+ and highest projected annual increase in median home values.

Benchmarks*: The 4 other Gillespie County Census Tracts – North County, South County, West and Central; Fredericksburg; Gillespie County; Texas; and the US

Details: <http://www.swpre.com/wp-content/uploads/2012/09/Currie-Ranch-Southwest-Demographics.pdf>

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,093 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

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