

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

Reduced 1.1M to \$2.9M US. 52.55 acres, distant views, 6,422 SF Architectural Digest quality ultra-luxurious Hill Country custom home. Magnificent finishes, professional kitchen, four bedroom suites, office, enormous Great Room, pool, dual cabanas, custom windows, high ceilings, huge double doors span entire front of home for seamless flow onto the front veranda and pool area for relaxing or entertaining. Guest Home, Pond, land improvements, multiple home sites.

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 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

Currie Ranch Southwest*. 11.34 EST acres riverfront luxury home site. 787' EST Pedernales Riverfront. 520' EST Goehmann Lane frontage. Multiple home sites. \$600,000 US

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

HIGHLIGHTS

(1) Reduced \$1.1M to \$2,900,000 US. 52+ acres, 6,422 SF Architectural Digest quality Texas Hill Country home, pool, cabanas, guest home

(2) Stunning views of Pedernales River & Hill Country, 1.5 acre pond, 1.5 MI interior roads, 2,640' EST road frontage

(3) \$377K documented property improvements, water rights convey, owned minerals convey, multiple home sites, ag exempt, 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

52.55 EST acres, distant views, Pedernales River and Hill Country views. 6,422 SF Architectural Digest quality ultra-luxurious Hill Country custom home with magnificent finishes.

4 guest ensuite luxury bedrooms fit for the most refined guests. A large Office is located at the end of the Central Hall. The Great Room is designed for comfort and easy living with finishes that will impress the most discriminating buyer.

The Main Portico is distinguished by the Palladian symmetry of the columns. The home is designed for ease of entertaining with doors across the entire length of the home. Opening the doors provides seamless flow onto the front veranda for relaxing or entertaining.

Located in the heart of the Texas Hill Country, this beautiful ranch is equally suited for use as an exceptional Horse Ranch, Gentleman's Trophy Ranch or an expansive and comfortable Family Home. Comprised of 73+ acres of fertile land, the topography of this ranch is gently sloping. The home and its entertainment areas are perfectly positioned 60'+ above the Pedernales River Banks providing exceptional water views and stunning Hill Country vista views.

The Currie Ranch features a large central Hay Field, Pedernales River Frontage, two exceptionally Strong Water Wells and a fully stocked 1.5 EST acre pond with Gunite bottom. This ranch offers every amenity for easy and gracious ranch living.

The magnificent Currie Ranch home is a one of a kind custom with subtle blending of classic design with clean European modern features. Well situated on the far north quadrant of the ranch, the home site was chosen to maximize privacy while offering expansive views of the Hill Country and Pedernales River.

A large swimming pool in front of the home portrays reflecting pools of European Country homes. Vaulted stone pillars give way to the open expansive veranda stretching across the entire front facade of the home. A large custom iron chandelier and walk in stone fireplace at the end of the Veranda invite the visitor to sit and enjoy the gentle hill country breezes. On cool winter nights a crackling fire in the fireplace provides a warm welcome for arriving guests.

Custom disappearing metal doors allow open entertaining areas by combining the grand Main Salon and the Veranda for large gatherings. The beautifully equipped Chef's professional-grade kitchen with butler pantry and wet bar make for ease of serving for the family or a crowd. The expansive Grand Salon has dedicated areas for dining, a magnificent stone fireplace and cozy areas for watching television or reading a book.

A wide central hallway leads to an expansive Master Suite designed for luxury and comfort. A wall of windows on the south wall of the Master Suite affords views across the manicured grounds, hay field and the deep blue of the large stock pond surrounded by century's old oak trees. A stone fireplace with seating group beckons the owner to sit and enjoy the fire and relax in this quiet oasis.

The Master Bath exudes the ambiance and lavish appointments of the finest European Spas. The expansive Ladies Closet was outfitted to provide an intimate, relaxing and spacious area for lounging and dressing. The Ladies Closet will please the most sophisticated and discerning owner. The Gentleman's Closet was designed and outfitted with warm dark wood shelving and drawers with massive storage areas for professional and ranch life.

The remaining three expansive Guest Rooms with en suite baths offer ample room for friends and family.

Situated at the West end of the main hallway is a large office. The Office is thoughtfully tucked away from the noise and activity of the main living areas provide a quiet and professional location for business to be conducted.

The Currie Ranch 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.

IMPROVEMENTS DATA

(7) Main Home

HVAC main area: 6,422 SF

Storage area: 210 SF

Oversize carport: 1,050 SF

Open porch: 994 SF

2 Cabanas: 200 SF total

Pool: 1,404 SF

Patio: 626 SF

Year built: 1999

(8) Guest Home

HVAC main area: 952 SF
Open porch: 168 SF
Attached finished double car garage: 672 SF
Year built: 1999

(9) Barn

SF: 1,440
Year built: 2004

NOTE: All measurements from Gillespie County Appraisal District

LAND DATA

(10) Land

Total: 52.55 acres EST

Native pasture: 2.55 acres EST
Improved pasture per GCAD: 50 acres

(11) Elevations

1,581' EST at northwest end to 1,541' EST at southwest corner
1,570' EST at home site providing perfect elevations to view the Pedernales and the Hill Country

(12) 2,640' EST road frontage

1,220' EST on Goehmann Lane
1,420 EST on Lone Star Lane

(13) Lake Currie

1.5 acres EST
950' EST shoreline
20' EST maximum depth
Massive entertainment/patio area with electric and water
Landscaping including massive trees, massive decorative stones, paths, multiple private/reflection areas
Sealed with Gunitite and drilling mud
Fountain with pump

(14) Interior roads

1.5 MI total "F Granite" owner
30' wide drives per survey

1,400'+ EST front drive to Goehmann LN entry
1,200'+ EST rear drive to Lon Star Lane entry

(15) \$377,500 specific land related improvements per owner

100 pine trees: \$35,000
120 pecan trees: \$30,000
75 other trees: \$20,000
2 wells with 7 HP motor: \$28,000
1.5 MI "F Granite" roads: \$20,000
1 MI 2" irrigation tree drip: \$50,000
0.5 MI 3" pipe into tank: \$5,000
Cattle guard: \$1,500
Fountain, pump and system for Lake Currie: \$50,000
Perimeter fencing: \$15,000
Lake Currie dozer work, sealing, stones, paths, patio, fish stock, water and electric:
\$100,000
60' x 30' utility barns on lower pasture: \$15,000
Water to barn and trough: \$8,000

NOTE: We do not believe this list is complete. Lighting, entries, paving, utilities, landscaping, security and other investments not included in above.

(16) Water rights convey

70 acre feet irrigation rights from Pedernales River per owner
Irrigation rights out of drilled wells on site per owner

(17) Subdivision: Fredericksburg Addition

(18) School District: Fredericksburg ISD

(19) Zoning: None

(20) Flood plain: Yes, southeast corner near the road intersection

(21) Utilities: Permitted well and permitted septic on property

(22) Minerals: All owned conveyed

(23) Taxes: \$15,970

(24) Exemptions: Ag and Homestead

(25) Legal

PIDN 75948: Geographic ID A0575-0027-000000-00: ABS A0575 M RIVERA #27, 4.33

ACRES, -HOMESITE-

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

(26) 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
No subdivision under 35 acres

See Deed for complete details

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

OTHER ASSETS

(27) \$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

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

(29) 10 minutes to Fredericksburg: 8 MI to downtown Fredericksburg and suburb/resort level services, entertainment, shopping and dining

(30) 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

**(31) 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 is on both sides 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 is on both sides 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-Estate-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-Estate-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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CONTACT

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