



Protecting Clients. Conserving the Land.

Gallagher Headquarters Ranch

*1,509 acre Historic Ranch,
Bexar and Medina Counties, Texas*



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1,509 acres

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Historic Ranch since 1833

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Location

Gallagher Headquarters Ranch spans 1,509 acres of lush Hill Country mountains, clear ambling San Geronimo Creek with its deep lakes and limestone bed shoals, ancient signature Liveoaks, and one of the most historic and well restored headquarters in Texas, all within 20 minutes of San Antonio. It is located off Bandera Highway 16 west of Helotes across the highway and also adjacent to Government Canyon State Natural Area, a huge vast urban park.

Acreage

1,509 acres in Bexar and Medina Counties.

Description

Gallagher Headquarters Ranch is a world all unto itself. An incredibly peaceful and protected setting so close to a metropolitan area. It's like going back in time both in the natural world as well as the historical buildings as if time stopped in the mid 1800's when the ranch was founded by Peter Gallagher, an Irish immigrant, brought to San Antonio as a young engineer-master stone mason by Santa Anna. Today with all the modern amenities of a new home this hand cut stone 19 bedroom, 17 and ½ bath historic compound with 22 original fireplaces, sprawling porches, huge manicured lawns and beautiful gardens makes it seem that you are on a working historic Spanish hacienda.

The Ranch has been a gathering place for the owners and their families for over 150 years. Its headquarters overlooks the clear flowing San Geronimo Creek from a gentle oak shaded rise. This is Edwards Plateau or Texas Hill Country at its best with stunning live water, deep lakes, high mountains, lush trees, native flowers, and abundant wildlife all within a protected working ranch setting.

The Gallagher Headquarters Ranch can be divided into several districts; San Geronimo Creek and Valley, Conservation Hills, Headquarters Complex, Development Reserve, and Ranch and Farm Operations. Within these distinct areas one could focus on enhancing development, or further protecting the rich plants, water, and wildlife of the region.

San Geronimo Creek and Valley

"Peter Gallagher topped arise twenty-odd miles from San Antonio de Bexar and saw spread out before him to the peaks of distant mountains behind which the sun was setting the lovely Valley of the San Geronimo River. Below him was the site he would select for Santa Anna's supply base. Below him in this fertile valley with its deep canyons and rugged hills, he would claim 10,000 acres under a grant from the Mexican Government and establish what would become the historic Gallagher Ranch."

-Dade Rayfield

The San Geronimo Creek flows through the Ranch for over one and a half miles. This is a regional creek starting north of the property on very large ranches and runs south with the development of four rock and concrete dams along the way. These dams vary in size and back up water into huge lakes or gentle meandering pools with limestone bluffs along the way. They have been established for many decades and boast some of the largest bass populations in the Hill Country. In the mid 1800's Peter Gallagher undertook a large engineering project. He quarried massive limestone rocks from the surrounding hills to build an Acequia or Aqueduct. It resembles a roman ruin that once delivered water to the area from upstream dams for irrigation of lush fields. The Creek is bounded on the east by the mountain country creating huge cliffs and bluffs and on the west by a beautiful valley with deep soils, huge trees, and a wonderful diversity of Hill Country plants and wildlife.

Conservation Hills

There is a 731 ac conservation easement in the high mountains east of the headquarters that allows limited development while protecting the rare plants and animals in a partnership with The Nature Conservancy. These beautiful tree covered hills have a great road system for hiking, mountain biking, horseback riding, or just cruising in a jeep in a wooded wonderland. Adjacent to the Ranch and across the highway is a huge 11,576 ac State Natural Area called Government Canyon, one of the largest urban parks in the country. The City of San Antonio through its Aquifer Protection Program has purchased land and Conservation Easements in the San Geronimo Creek watershed and is interested in pursuing more protection on the Gallagher Headquarters Ranch if the new owner is interested. In all, the conservation values of this land are unequalled and the amazing habitat is home to a wide diversity of songbirds, game, and all kinds of native plants and animals. Spring migration of neo-tropical birds are stunning including the vermilion flycatcher, painted bunting, golden checked warbler, hummingbirds, and many more.

Headquarters Complex

Peter Gallagher built the original fortress house in the 1830's which over the past 150 years grew into a sprawling complex, constructed of matched limestone blocks quarried from the ranch, meticulously restored by the current owner. The complex is the hub of the ranch with its houses, barns, outbuilding, gardens, lawns, and its many outdoor entertainment areas, perfect for the enjoyment of the owners' guests and housing for the ranch employees.

The Main House

- 19 bedrooms currently configured with three suites and 13 bedrooms.....8 have been restored, 17 1/2 baths.
- 22 working fireplaces.
- Living Room is 30' x 60' with two great fireplaces and wet bar.
- Formal Dining room that measures 20' x 30'.
- Modern kitchen with large porch.



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- Numerous covered patios.
- Outdoor covered entertainment area with fireplace.
- Two story Portal that separates the interior courtyard with huge oak covered manicured grounds
- Swimming Pool and outdoor cooking patio
- Numerous flower, vegetable, and herb Gardens, greenhouse.

Other Complex Housing

- Two restored worker houses.
- Restored 1br 1bath Bungalow
- Casita with 3br one bath under huge oaks.
- New Forman's house.

Barn and Horse Stalls

- Horses Barn with 15 stalls.
- Center bay for grooming and saddling.
- Tack room.
- Feed room.
- Large clean Quonset Hut Barn.
- Outbuildings for equipment, tools, and supplies.

Development Reserve

The entrance to the ranch is off the Bandera Highway with a concrete bridge over San Geronimo Creek and a paved road meandering for several miles along the beautiful creek and lakes to the Headquarters. This area consists of 631 acres that would make an incredible luxury private development with numerous protected building sites with water, hills, and beautiful trees. A planned development here has the potential for tremendous future value while also keeping intact the beauty and special location along both banks of San Geronimo Creek. There is also 140 acres that fronts on State Highway 211 adjacent to and across the highway from the State Natural Area owned by Texas Parks and Wildlife. This Development Reserve tract has a master plan for large lot development surrounded by protected areas. Also the 731 acre conservation easement allows two future home sites that could be amazing huge natural estates all designed into a property wide master plan. The owner also has acquired Certificate of Convenience and Need (CCN's) which allows for the development and ownership of water and sewage systems on the property without having to rely on City utilities.

Ranch and Farm Operations

The Gallagher Headquarters Ranch is a working cattle ranch and a grass farm. The Headquarters has a set of working pens and there are several pastures to move and work the small heard of Black Angus Cattle and stable horses. There is a 90 ac hay field of Coastal Bermuda under a center pivot irrigation system. The irrigation well has huge water, drilled to Public Service Standards, and is available for any future development plans. There are two other active wells that serve the Complex, pastures, and other facilities on the ranch all in excellent working order. There is also one well that is currently not in use, and there are numerous seeps and springs around the ranch and within the canyons including Pastora Spring listed on the USGS map. A small dirt tank surrounds a seep providing water for wildlife. San Geronimo provides additional year round water through the heart of the ranch.



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The Ranch operation also boasts many recreation uses like hunting, fishing, canoeing, hiking, riding, biking, photography, birding and other outdoor adventures. There are four hunting blinds and feeders with bulk storage located and the Barn complex. Rio Grande Turkey, Whitetail Deer, and world class fishing makes this a sportsman paradise.

Price

\$13,916 per acre or \$21,000,000.00

Contact

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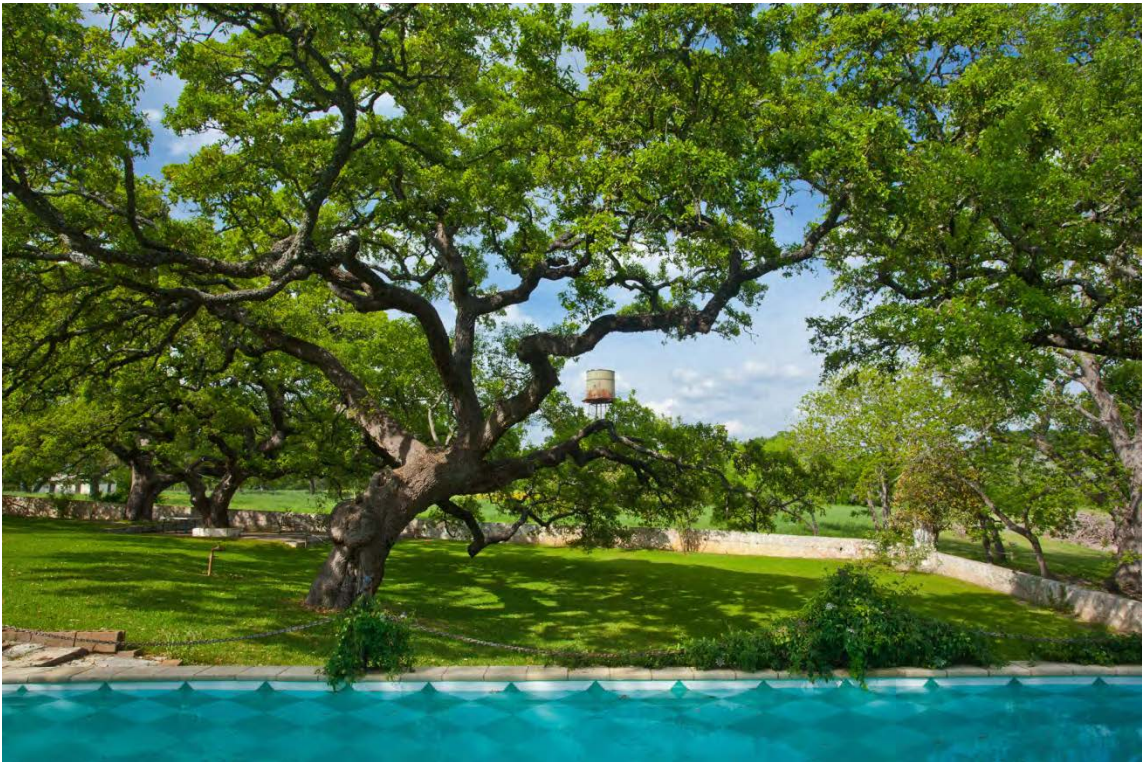
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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



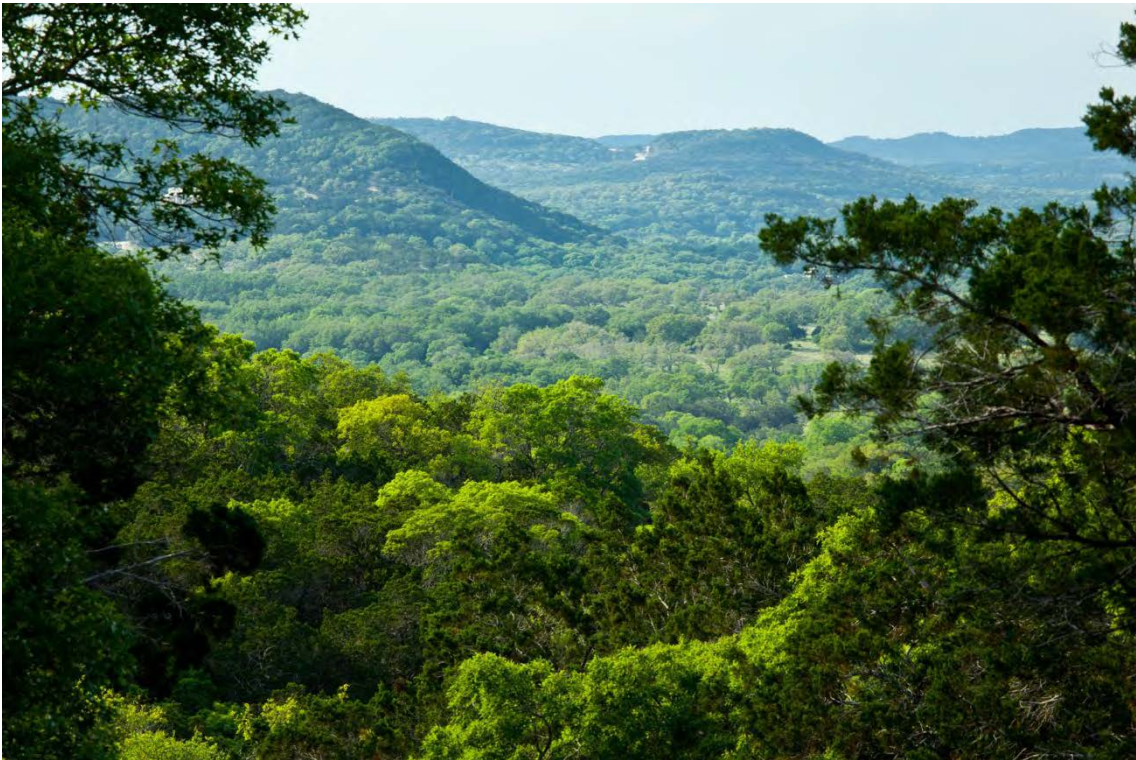
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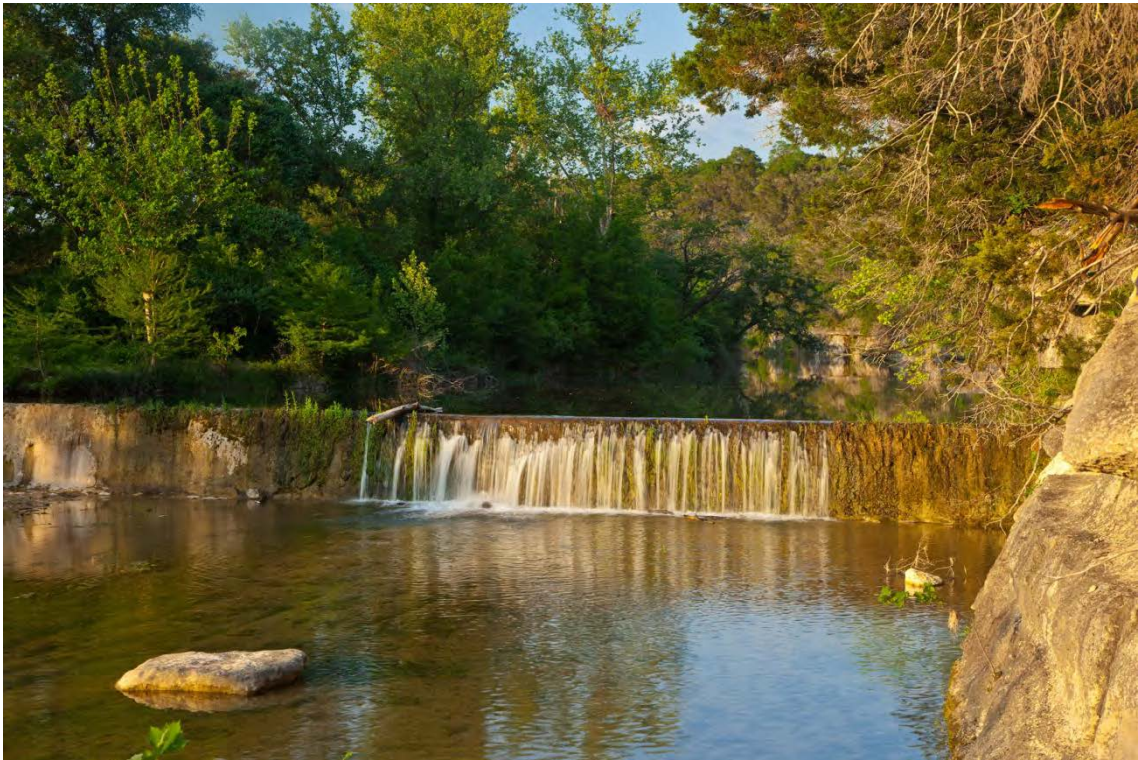
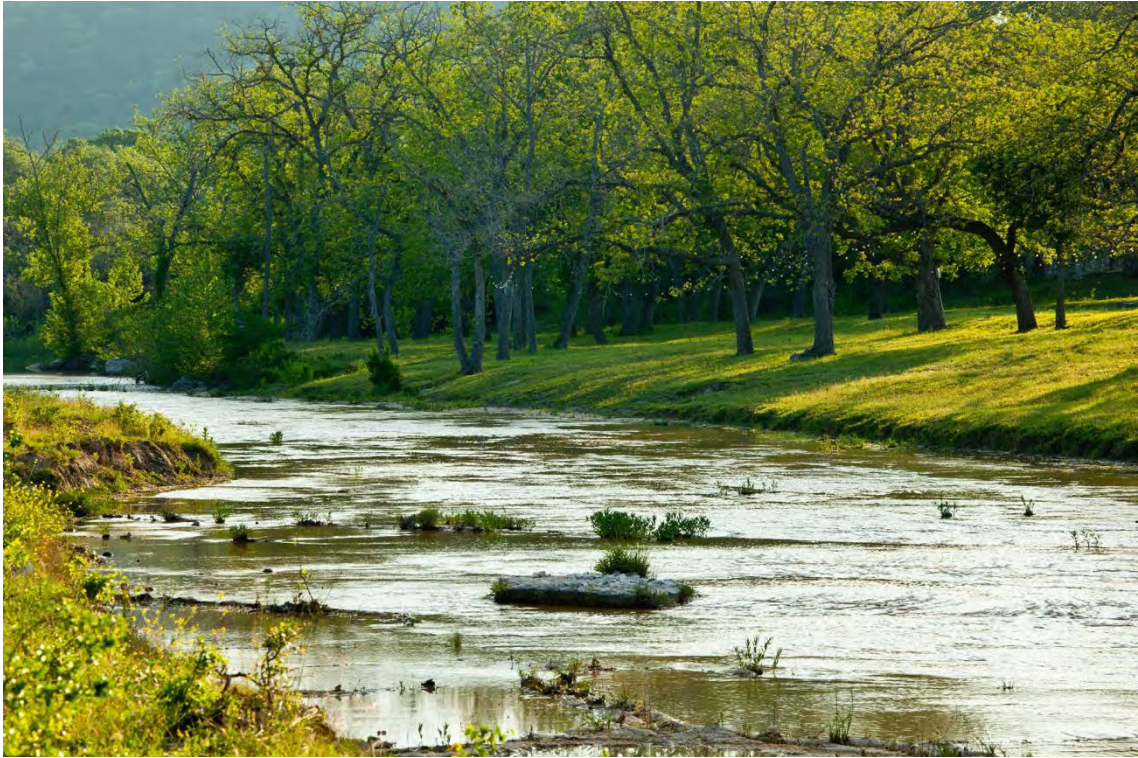






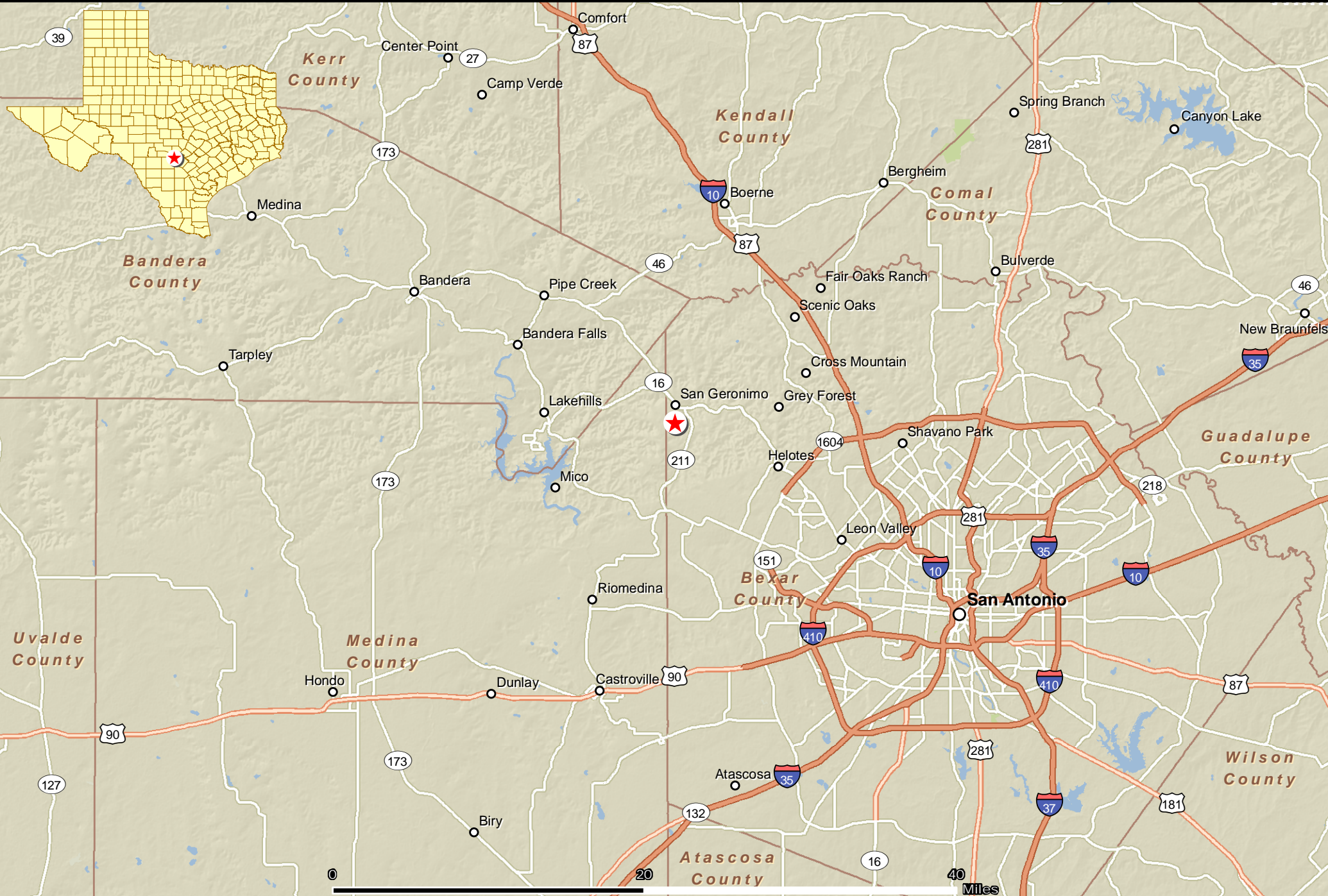






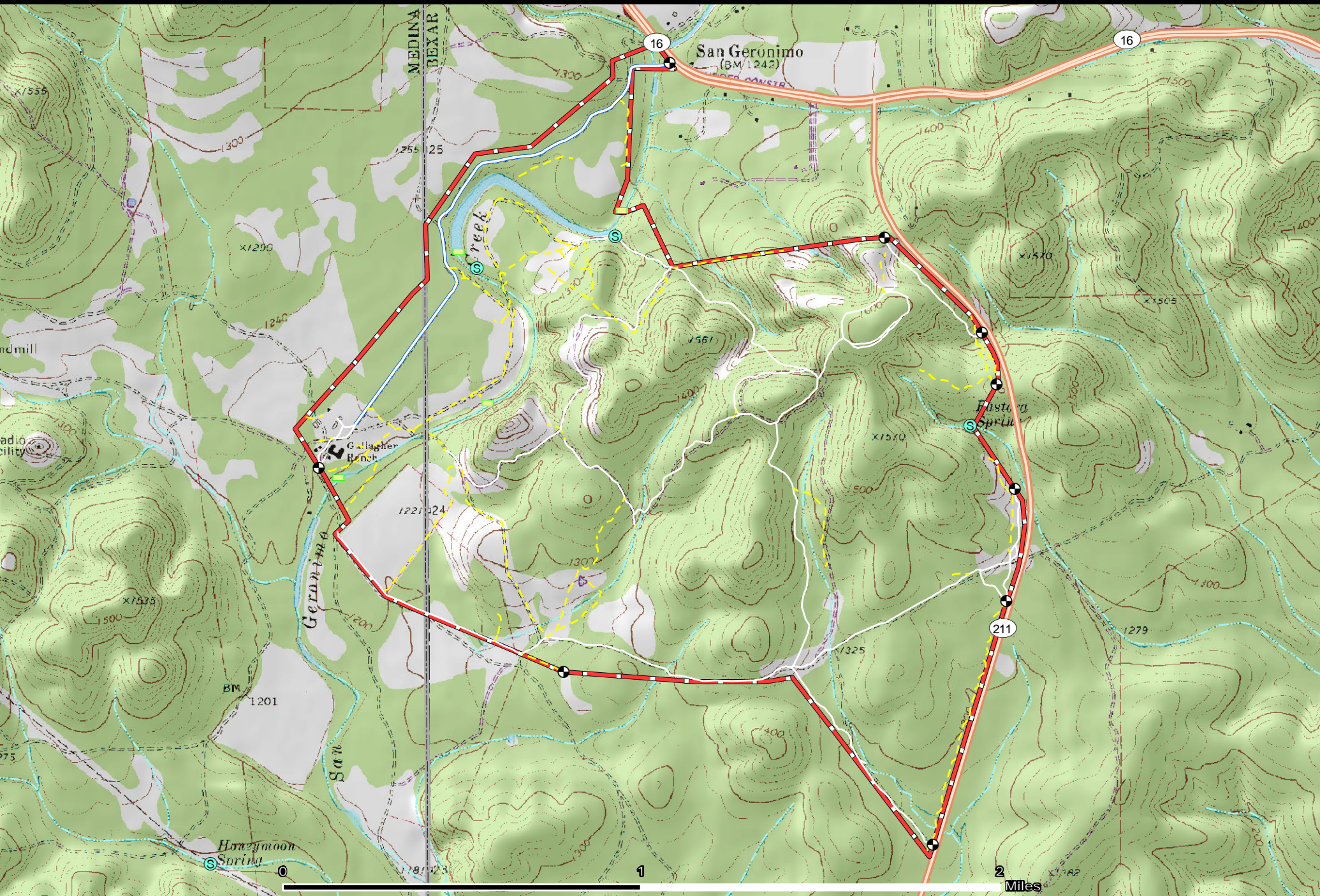
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Date: April 18, 2012
Scale: 1" = 21,637'
Data Source: ESRI, TNIRIS

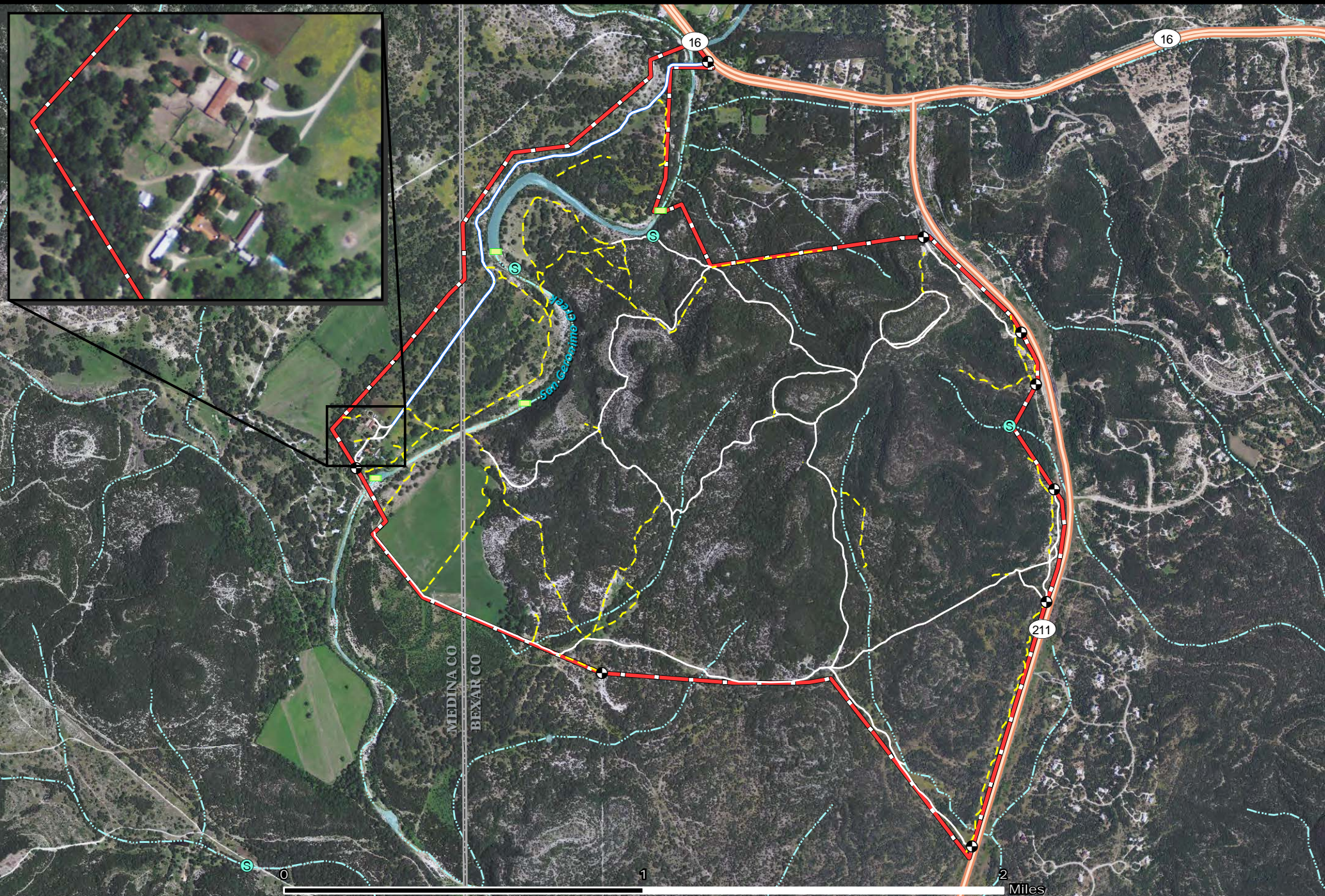
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| Dam | Spring/Seep | Main Road | County Line |
| Gate | Improved Road | Road/Trail | Boundary |



The information contained herein was obtained from sources deemed to be reliable. Frontier GIS makes no warranties or guarantees as to the completeness or accuracy thereof.
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Date: April 18, 2012
Scale: 1: 21,637
Data Source: ESRI, TNIRIS
Aerial Flown: May 4, 2010

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