

**879 ACRES – KERR COUNTY**

**DRAMATIC CANYONLANDS/WATER**

**OWL CREEK RANCH**

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### OWL CREEK RANCH

**LOCATION:** This **supremely-located ranch** is perched high in the canyonlands, on the edge of the Pedernales/Guadalupe divide, about 18 miles S of **rockin' Fredericksburg** (world class shops, food, arts, music, hospital, supplies, college, airport), with 1.4 miles frontage on US Hwy. 87, a major N/S route which runs from the Texas Gulf Coast thru the Panhandle. This is about 5 miles N of Comfort (restaurants, supplies, antiques) and I-10, and a mere **40 minutes to N San Antonio**, home to everything else (international airport, major medical, multiple universities). For more information on Kerr County, go to <http://www.co.kerr.tx.us/> .

The area, within commuting distance of San Antonio, has seen two very nice, acreage tract subdivisions just south of the property thrive in recent years (Falling Waters & The Reserve), featuring homes in the range of \$350K up to \$1M. The **long term investment potential** of this ranch cannot be understated.

This was once part of the sprawling Stieler Ranch, one of the pioneering sheep and goat operations in the area, and there are still a number of large, undeveloped working/recreational ranches in the immediate area. In fact, there is a total of about **280 adjoining acres that can be purchased (see Water Valley at landtx.com)**, still owned by Stieler heirs.

**WATER:** This ranch comprises a significant portion of the **source waters of strong-flowing North Creek**, well known as one of the steadiest-flowing creeks in all of the Hill Country. At this writing (5/28/11), in extreme drought approaching 9 months, there is visible flow and pools the entire length of the creek, but particularly in the two upper branches (W one being Owl Creek). These exquisite brooks are solid rock bottom, and offer classic canyonlands-style clear spring water cascading over small falls into fascinating, clear pools fringed by ferns and riparian vegetation. Super Nice!

One can safely say that there is a total of **2 miles of live creeks** on this ranch, though much of that flows under gravel in extreme drought conditions like present. Without a doubt there are a couple of **sterling, potential lake sites** on this primary drainage, and the riparian environment of towering hardwoods, limestone cliffs and lush understory is simply without compare.

A water well is located at the NE corner of the property, and sweet water is known to be available in the area at around 600' depth. For more information on area groundwater, contact the Headwaters Groundwater Conservation District at <http://www.hgcd.org/> or call 830.896.4110.

**LAND:** Most of the ranch is classic, Balcones-type canyonlands, with steep, narrow gorges flanked by high plateaus, some with **breathtaking views** of the North Creek valley and far beyond to the SE. The NW corner of the ranch can correctly be described as "divide" country, being gently undulating to flat, with scattered live oak and post oak trees. Many fine potential homesites are to be had, some overlooking possibly spectacular lake sites.

Spectacular, **mostly cedar-free hardwoods** blanket much of the ranch from valley floor to hilltop, including lacy oak, live oak, post oak, walnut and pecan. A small portion of the ranch was quarried, some of which has been remediated and "healed" very nicely. At one point, well water is piped off of a 40' bluff into a small shallow lake below, resulting in a very **scenic and unusual cliff/water feature**.

Soils are mostly shallow, stony clays, with small basins of alluvium along North Creek. These support semi-managed stands of tall native grasses and turfs common to the area. . . not overgrazed. . . a very nice look indeed! **Large herds of axis deer** are known to roam the area, and whitetail deer are also abundant, along with turkey, hogs and the usual roster of varmints and songbirds.

A NextEra **electric transmission line** roughly follows just inside the S and W boundary of the ranch, and is clearly visible from about 25% of the site, though the positioning of it mostly along the bottom edge of the hills minimizes the visual intrusion tremendously.

**IMPROVEMENTS:** The ranch is high fenced on two sides, has an excellent interior road system of crushed limestone base/concrete crossings, and has some cross fencing. A water well is located near the NE corner of the property.

**FINANCIAL/TITLE:** Listing price is \$5,950/acre, cash to Seller, who will provide basic title insurance and current survey. Mineral conveyance is negotiable. There is a power line easement close to the W and S boundary of the ranch, and an access easement to 2 neighbors on the W and S boundary that is fenced out of the ranch. The property is located in the Comfort School District, and 2010 ag-exempt taxes were \$887.

**SUMMARY:** This dramatic ranch must be considered one of the premier, live water canyonlands properties in the area. Featuring superb location and layout, intensely fascinating spring creeks, wildly beautiful hardwood forests and multiple monster viewpoints. . . Owl Creek Ranch brings the full spectrum of desirable Hill Country attributes to the table. . . at one of the most desirable price points we've seen. Don't forget the possibility of adding on another 280 water-laden acres to the south!

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.

**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.



Highest elevation 2060 ft.

2050

2050

2049

Well

Gravel

Pit

North

2000

1978

Well

2000

1900

1800

Creek

1800

1800

Entrance

1738

Lowest elevation 1720 ft.

1 inch = 1,000 feet

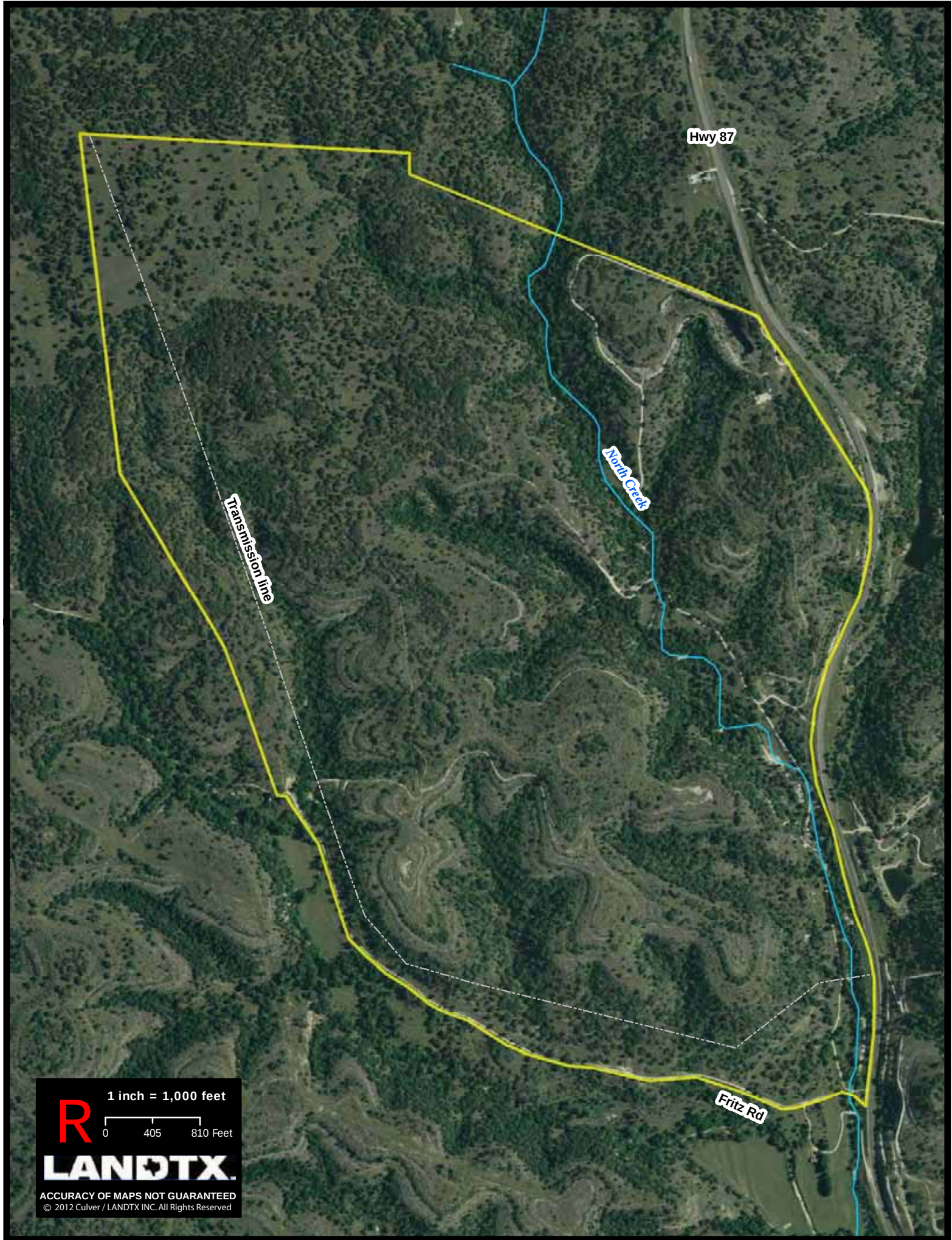
R

0 400 800 Feet

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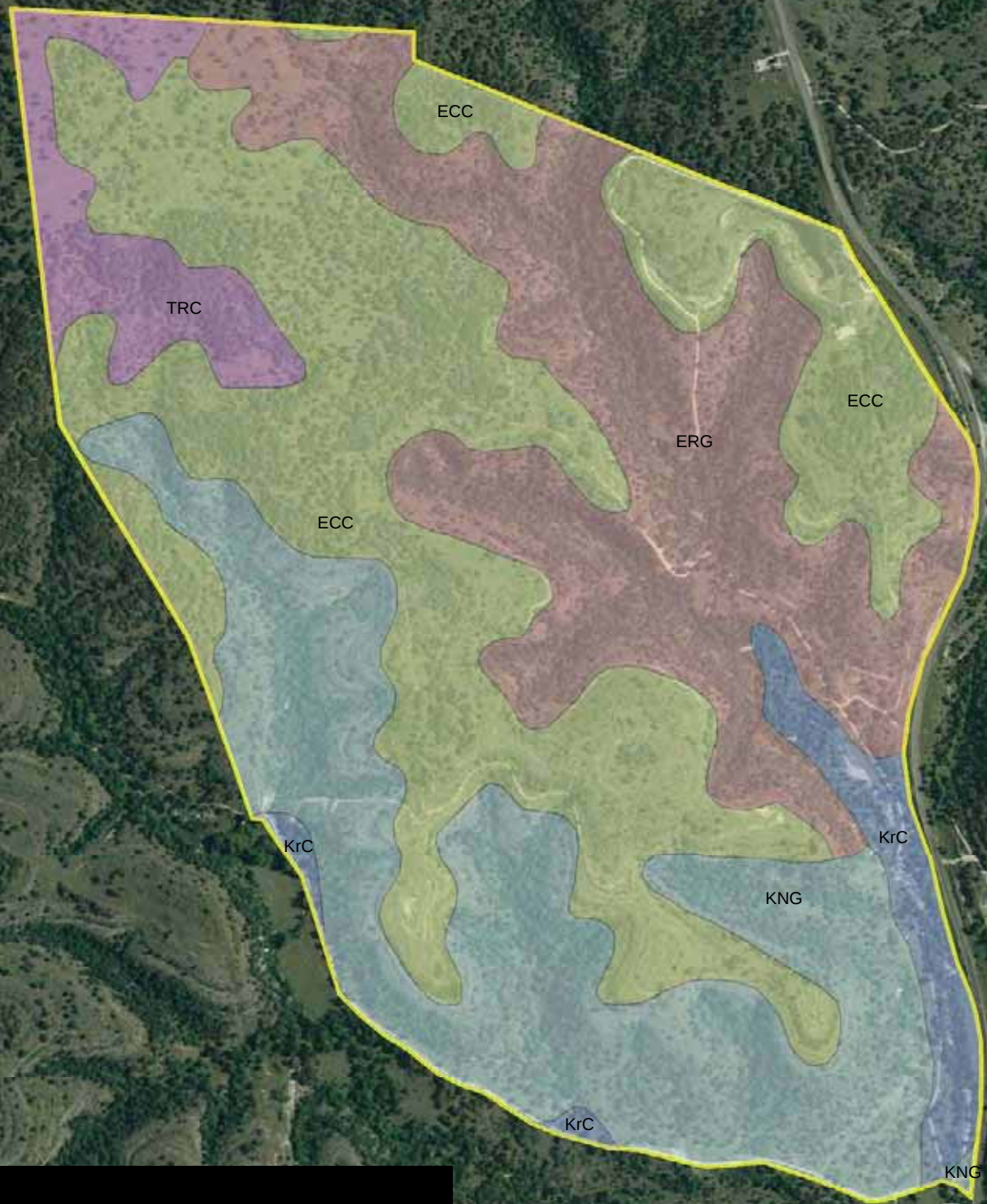
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1 inch = 1,000 feet

0 405 810 Feet

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## SOILS

-  ECC - Eckrant-Comfort, gently undulating
-  ERG - Eckrant-Rock, outcrop, steep
-  KNG - Kerrville-Real association, hilly
-  KrC - Krum silty clay
-  TRC - Tarpley - Roughcreek, gently undulating

Find more information at  
<http://soils.missouri.edu/survey/texas.asp>

1 inch = 1,094 feet

 0 395 790 Feet

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[www.landtx.com](http://www.landtx.com)

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