

RAMPY GUADALUPE RIVER RANCH

475± ACRES | KENDALL COUNTY, TEXAS

A Beautiful Ranch Located Along The Guadalupe River



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

RAMPY GUADALUPE RIVER RANCH

Approximately 8 miles north of Boerne, Texas along the gorgeous Guadalupe River lies the Rampy Guadalupe River Ranch.

This portion of Kendall County is the heart of the Texas Hill Country with immaculate Live Oak vistas. This sought-after area is less than 40 minutes from San Antonio. The ranch has excellent access with one mile of frontage along FM 474 and over 0.4 miles along county paved River Ranch Road. There is approximately 0.7 miles (3,700 feet) of frontage along the pristine Guadalupe River.

This is the first time offering of a long-term family ownership property. The ranch was operated as a quarter horse ranch from the 1950's until the mid-1980's with nostalgic old ranching improvements from the 1950's. These improvements have been

preserved and are still functional on the ranch today.

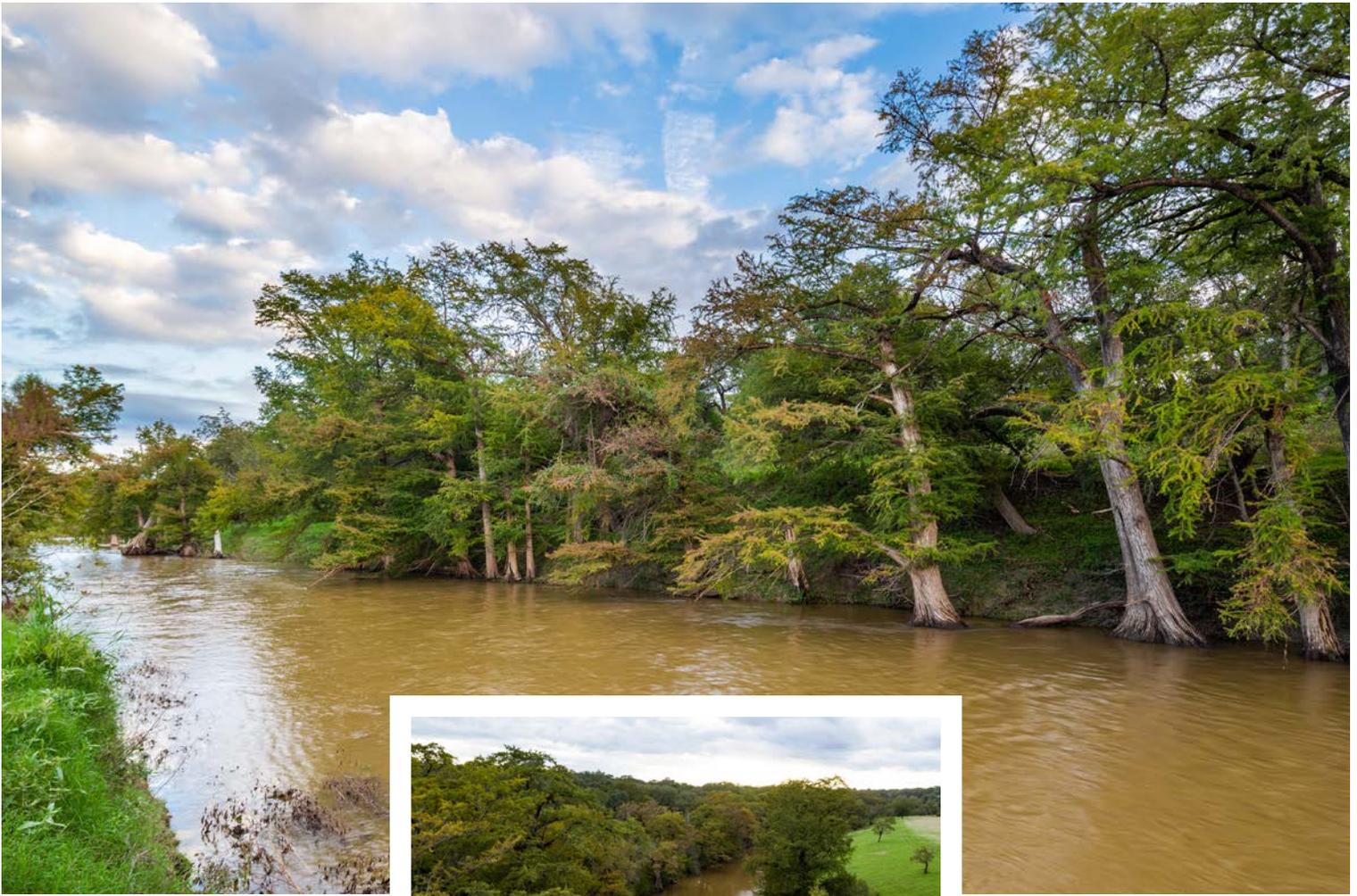
With a little effort, the improvements are ideal for a wedding venue or for entertaining large gatherings. The ranch is well maintained and has been managed

for livestock production and whitetail deer hunting in recent years.

There are abundant deer, turkey and other wildlife including native and non-native species that roam the area.



Beautiful cypress trees line the banks of the ~0.7 miles of frontage land along the Guadalupe River. Additionally, there are ~15 acres of improved Coastal Bermuda Grass in the river bottom.



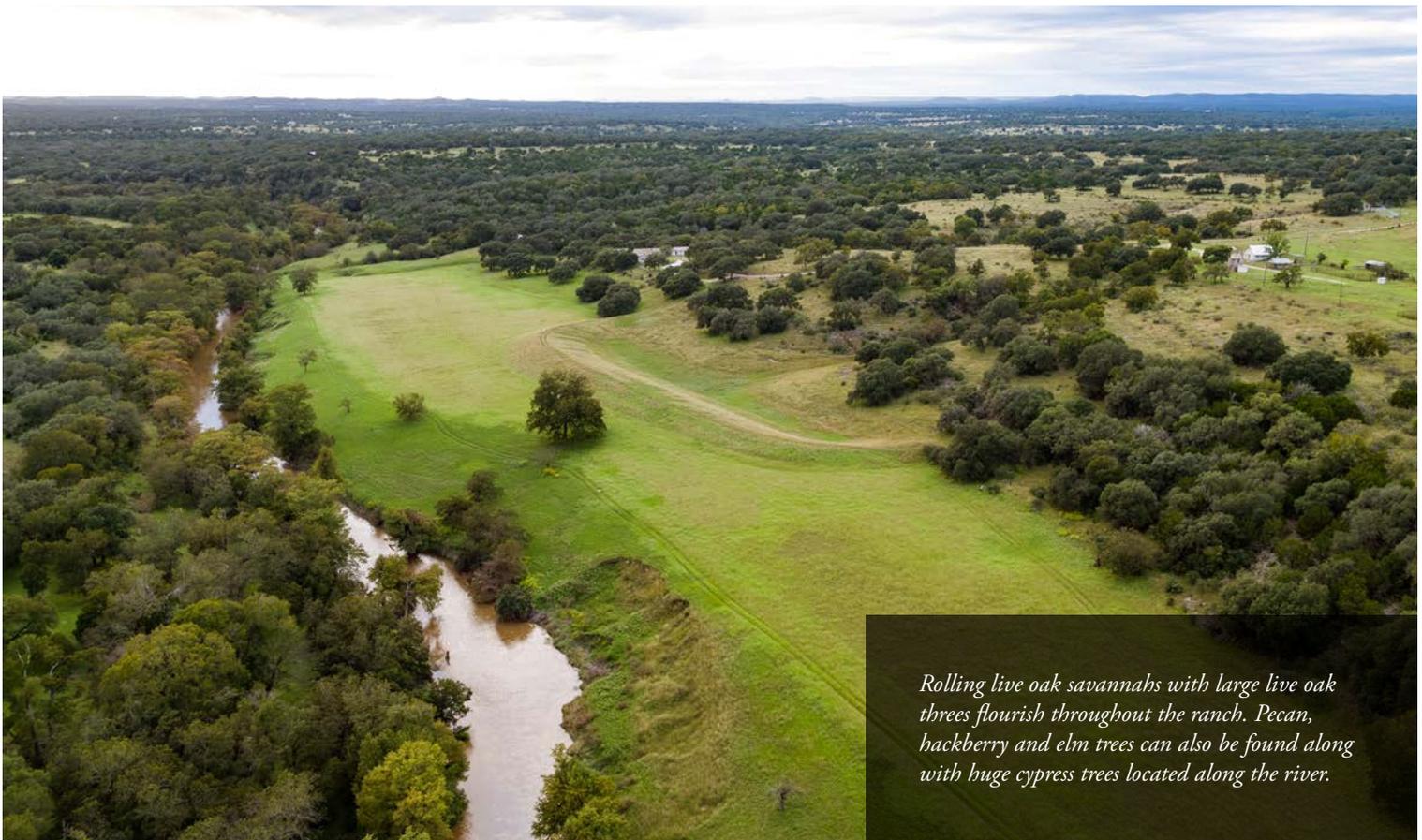


The terrain is gently undulating with some deep canyons. The elevations range from 1,120 feet to 1,370 feet. The ranch is predominately rolling live oak savannahs with large live oak trees throughout and some pecan, hackberry and elm trees in places. The cypress trees that line the banks of the Guadalupe River are unbelievable.

The ranch is almost completely cleared of cedar except for a deep draw that traverses the property from north to south near the east boundary, exiting into the river bottom in the southeast corner of the property. There is a spring with holes of water along this drainage and other draws on the property, with the exception of extended dry periods.

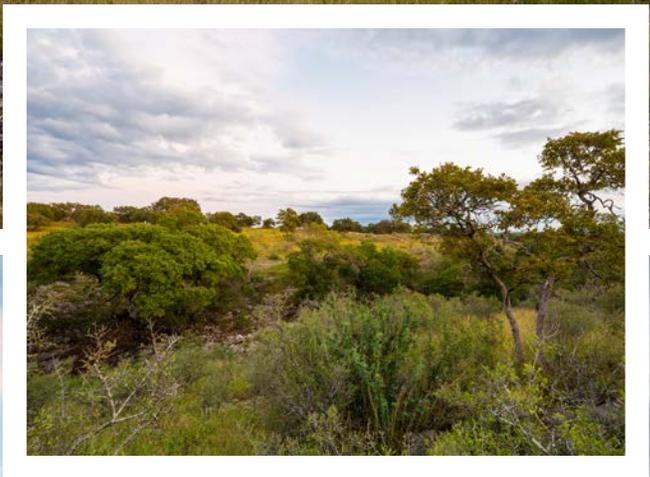
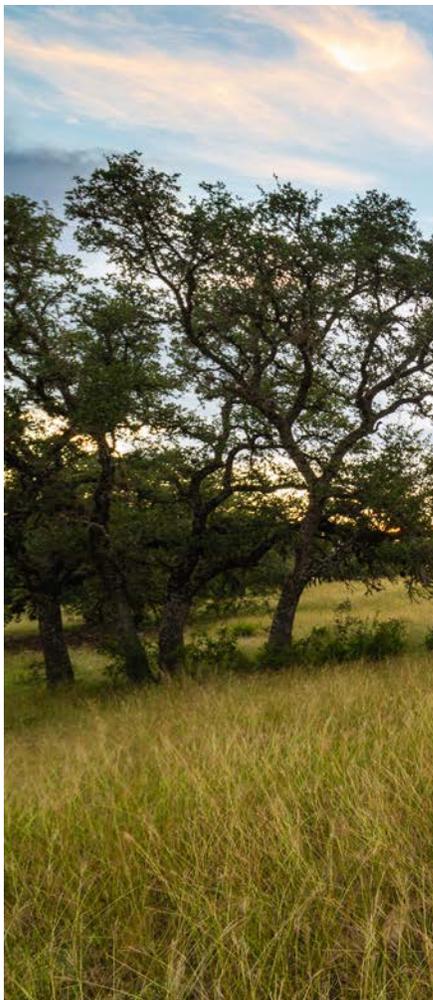
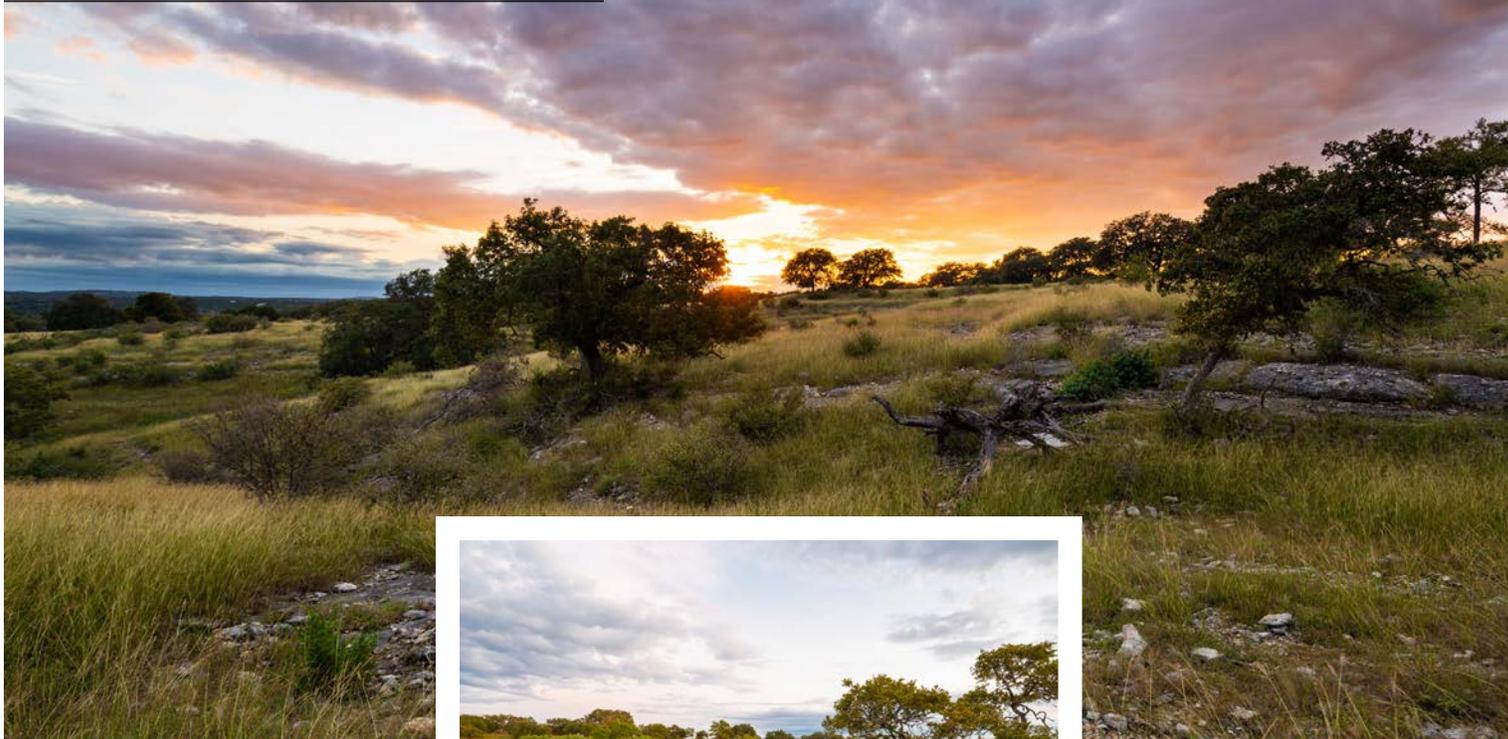
The ranch has a good mixture of palatable native grasses, with the predominate grasses being several varieties of Grama, Bluestem and a favorable mix of Forbs. Soils are well drained stony clay soils with some fine sandy loam soils along the river. The ranch is fenced and cross fenced. The fencing is in good condition. There are approximately 15 acres of improved Coastal Bermuda Grass in the river bottom.

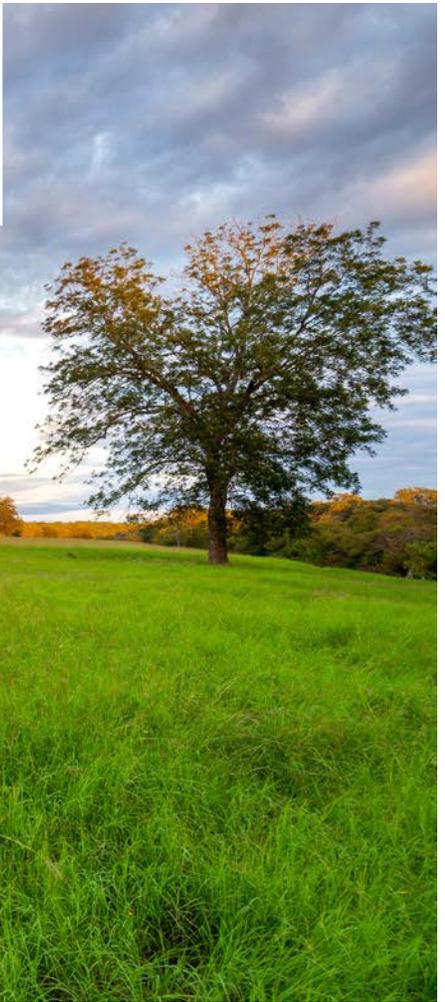
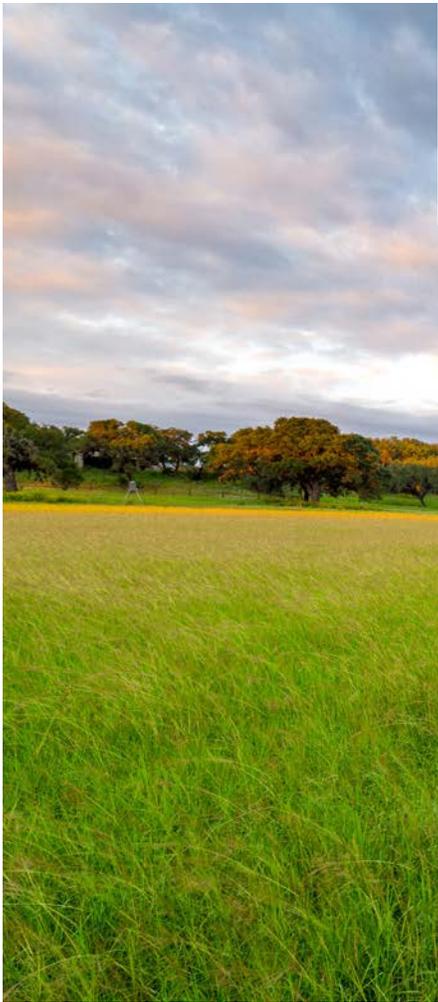
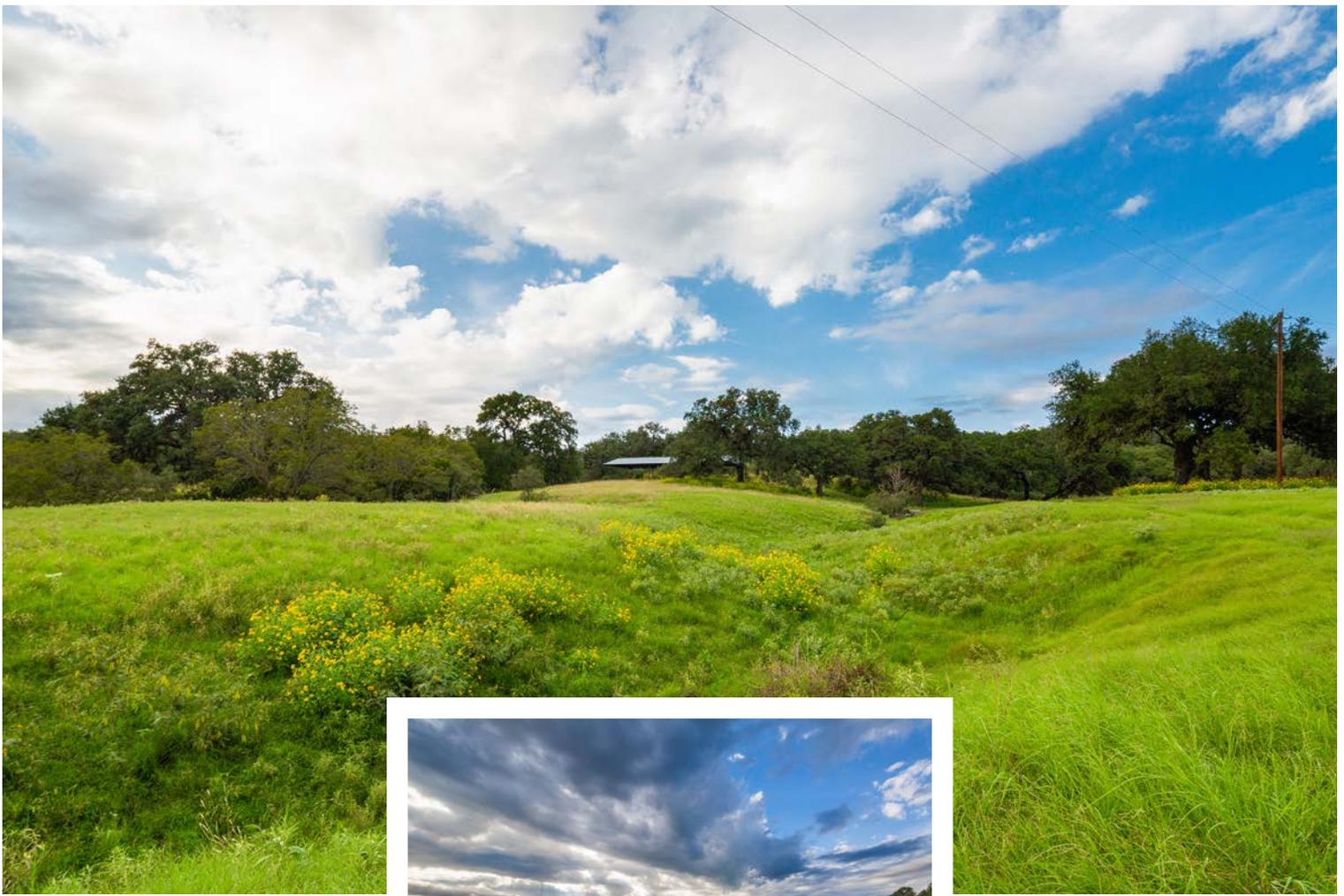
This ranch is considered to be well watered for livestock and wildlife with two water wells. There are also 40 acre feet of water rights out of the Guadalupe River.



Rolling live oak savannahs with large live oak trees flourish throughout the ranch. Pecan, hackberry and elm trees can also be found along with huge cypress trees located along the river.

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RAMPY GUADALUPE RIVER RANCH STRUCTURES

With origins dating back to the 1800's, this ranch creates a nostalgic feeling of an old farmstead overlooking the river bottom.

The improvements are located in two locations approximately 800 feet apart. At the first location above the river, is a small 2 bed/1 bath foreman's house with pens and a large 50x100 foot barn with six horse stalls.

The other location overlooking the river bottom is where the main farmstead and nostalgic old improvements are arranged in such a way that it looks like a historic old town. There is an old style 3 bed/2 bath German farmhouse that pre-dates the other improvements with the original portion dating back to the late 1800's. The house

has been well maintained and has new windows.

There is a vintage wooden barn with 8 horse stalls partitioned by hand hued cedar pickets including feed and tack rooms and a loft. Behind the barn is the vintage shop, carport with an attached apartment and fuel building with an antique gasoline pump.

The improvements are clear of debris and the grounds are surrounded by large live oaks in a park-like setting.





Located just east of these improvements is the vintage stud barn with two stalls and attached wooden feed bins.

Annual precipitation is approximately 32 inches. The annual property taxes, with the Ag Use exemption, are approximately \$3,800. The ranch is within the popular Boerne School District.

This gorgeous Hill Country ranch is located in a sought-after area with development potential. Ranches are being developed in the area. A portion of the minerals currently owned will convey and half of any future commercial water rights.

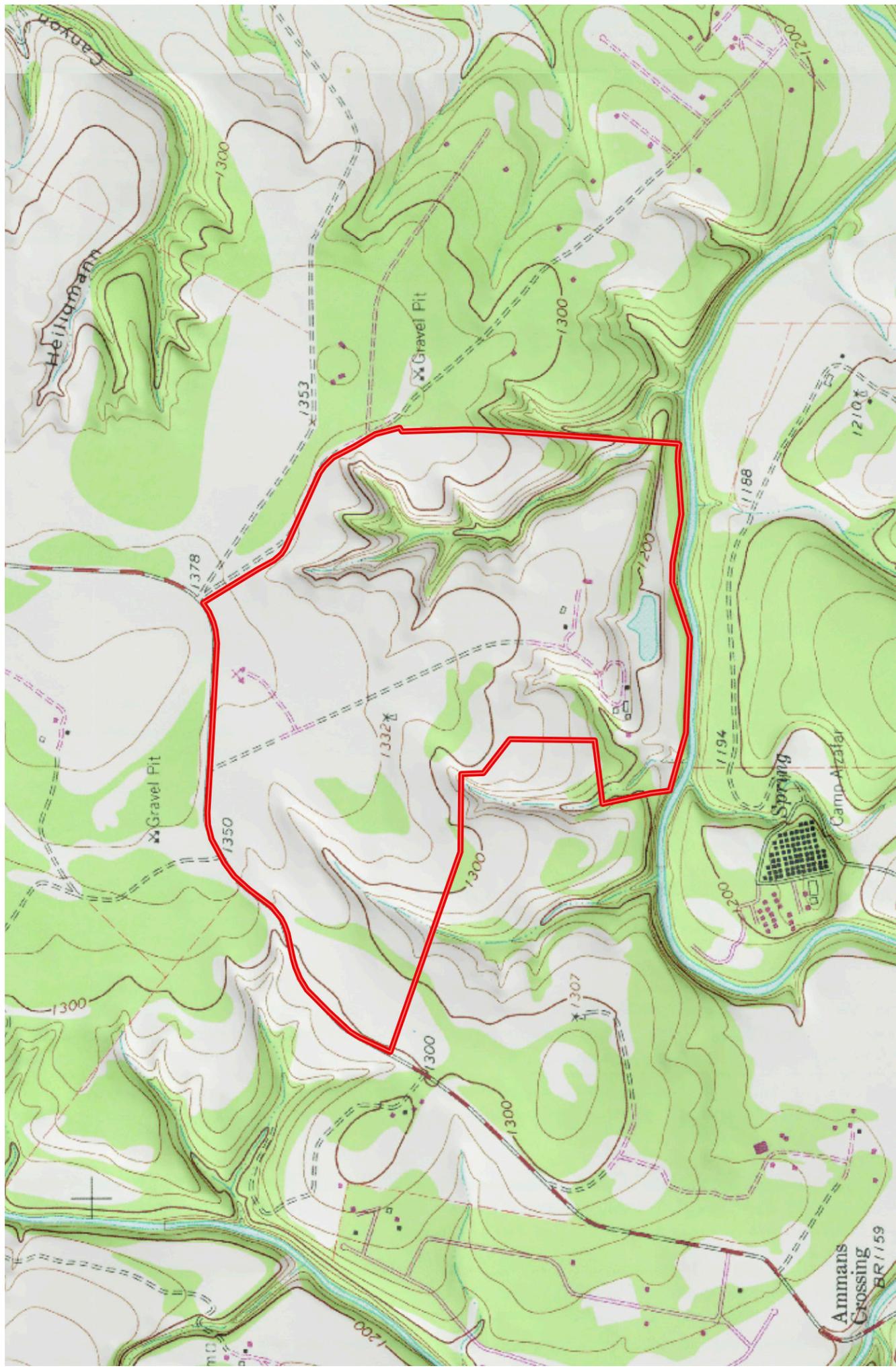
This ranch is priced in the market at \$7,470,000 or approximately \$15,700 per acre.





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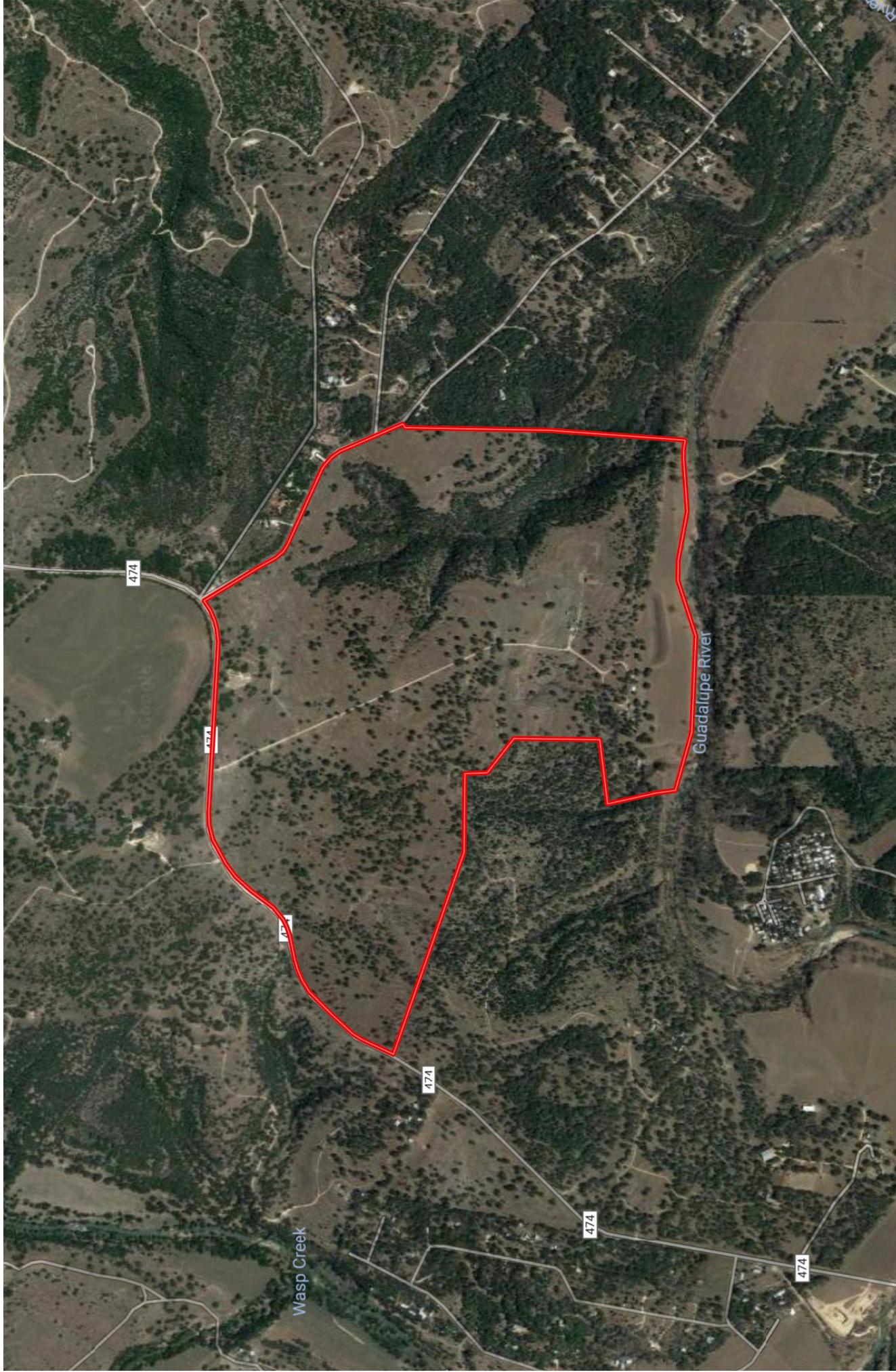


Topographic Map

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Aerial Map

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For virtual brochure & more info visit,



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