

JOHNSON CREEK RANCH

KERR COUNTY



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|Property Description

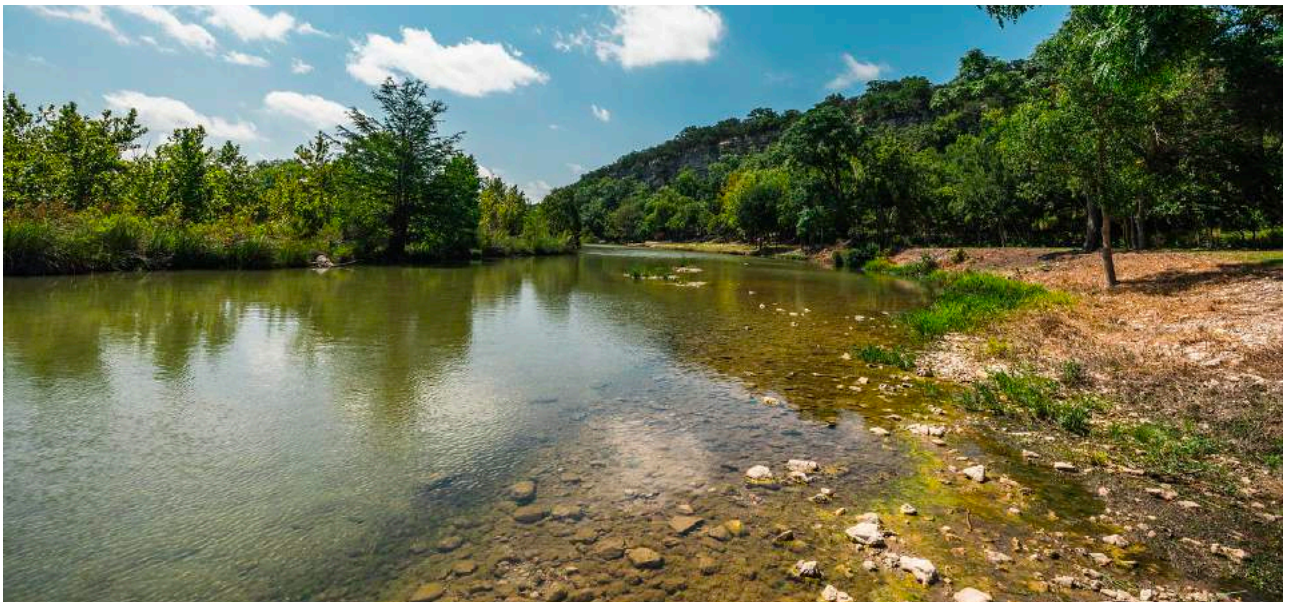
Johnson Creek Ranch (JCR) is a 1,317± acre property that is one of the most unique and rare opportunities in Kerr County. With over 3,500 ft of pristine Johnson Creek frontage and minimal vertical improvements, JCR provides the perfect opportunity for the new owner to make it their own.

Johnson Creek is one of the cleanest and strongest in the state. Here is a quote straight from Texas Parks and Wildlife about Johnson Creek:

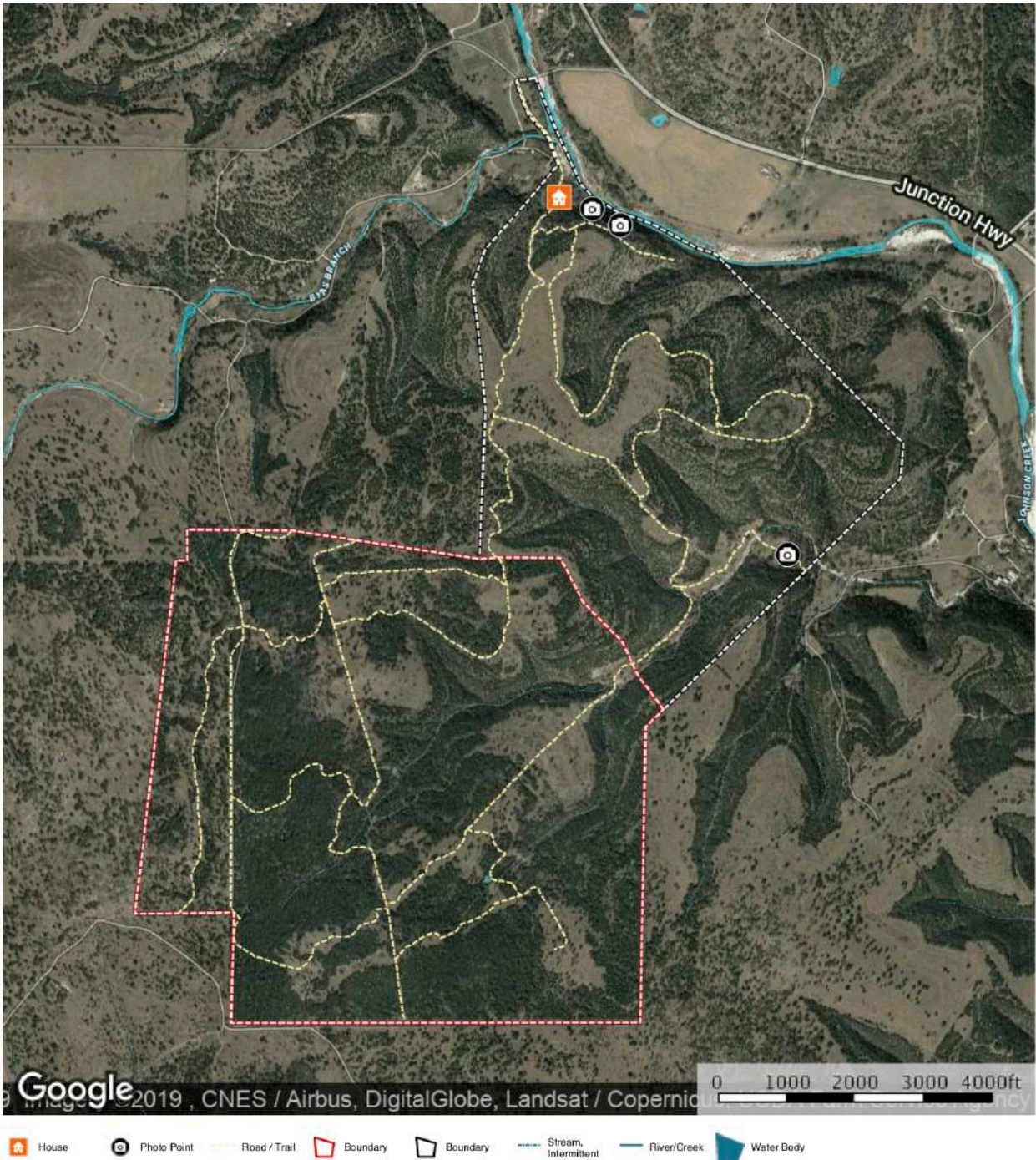
“High water quality/exceptional aquatic life/high aesthetic value - Because of the perennial spring-fed flow below Fessenden Branch, Johnson Creek has very high water quality and is designated an exceptional aquatic life stream. The stream also has very high aesthetic value.”

Johnson Creek provides ample opportunity for swimming, fishing and kayaking. The creek is very accessible along most of the frontage and as you travel downstream near the deeper portion of the creek, it becomes less accessible. In this portion, Johnson Creek sits below a towering bluff which creates a picturesque and awe inspiring setting.

The bulk of the ranch which has been high fenced and is great for raising and keeping exotic animals. There are 3 high fenced pastures (95± ac, 715± ac and 490± ac). The high fenced sections of the ranch have valleys, ridges, and draws. Plenty of cover for the game and oak studded pastures. Another dramatic bluff and wet weather creek add a ton of character to this portion of the ranch.



Aerial Map



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Contour Aerial Map



House Photo Point Road / Trail Boundary



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Improvements

Main Home:

The main home is a 3 bed 2 bath, 2011± sqft home that was remodeled in 2012. It would make a great guest home should the new owner choose to build another larger home.

Metal Building:

Brand new metal building completed in 2019. Perfect for housing your UTV's, tractors and any other ranch related equipment.

Property:

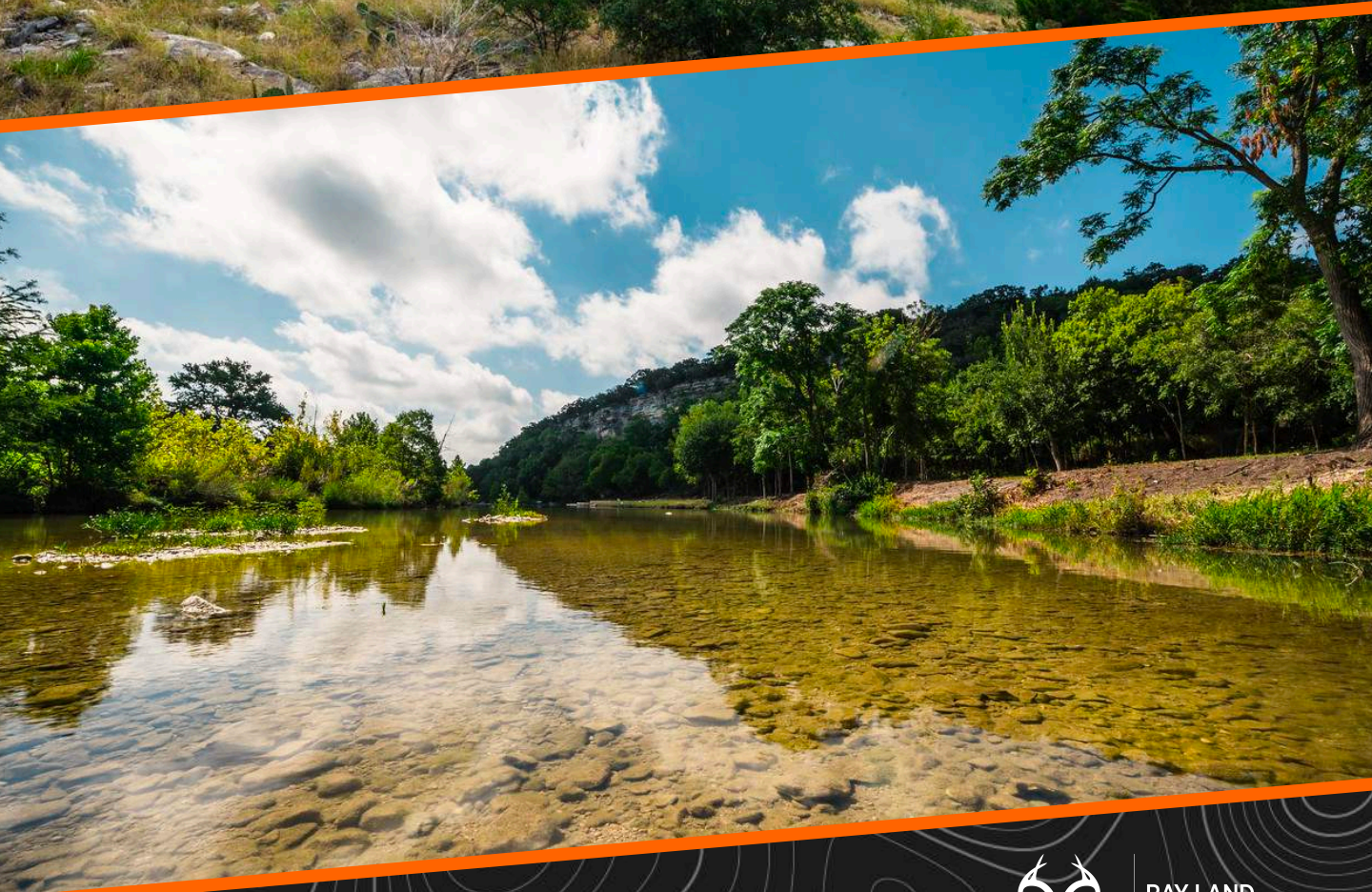
The ranch has two main pastures that are both high fenced. There is a 100 acre soft release section in the back of the ranch as well as another smaller set of high fenced pens.

Water:

There are two water wells on the ranch. One services the main headquarters and another newer well was drilled near the back of the ranch to provide water for the game and livestock.



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|Listing Broker Info

This property is EXCLUSIVELY LISTED by: Ray Land Company, LLC.
(Lic # 9000846) All communication in regards to this property needs to go through the listing agent/broker only.



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****All creeks and rivers in Texas are subject to fluctuating levels of flow and can go underground or even become dry at times based on rainfall and other conditions. We make no representation as to the permanency of this creek, spring or river as it exists today or at the time of your visits.*



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