

SOTOL RANCH

1032 +/- Acres

647 Crabapple Road, Blanco County Texas



The Ranch lies in scenic Blanco and Kendall County's just a few miles south of the Blanco river bottom and is centrally located between, Austin, San Antonio, as well as the Aspen of the Hill Country "Fredericksburg". We believe this is some of the finest real estate the Texas Hill Country has to offer. A crown jewel in one of the most sought out rural real estate regions in the world, the ranch boasts majestic hilltops with a towering 1850 foot elevation in multiple locations. This exceeds all of the prominent mountains in Blanco County such as, Monument Mountain, Twin Sisters, Shovel Mountain and many more. These monstrous views coupled with world class water features, wildlife, and idyllic terrain makes this the Pinnacle Ranch of the Texas hill country with no other offering of its kind available in the marketplace.

Water:

At the center of this ranch is a series of water features with continuous water, over 1/2 of a mile long, featuring two prominent impoundments along a spring-fed creek that runs north-south through the property. The lower lake is 4 acres in size has a 300 foot dam, is 23' deep at full pool, and is fed by a natural, year-round spring. The upper lake is 4 acres, has a 380 foot dam and nearly 30 feet deep with tremendous structure and ledges creating ideal fish habitat. This lake is lined with a 60 mil textured liner. The Second impoundment is sealed with 2-3 feet of clay and was constructed with a 12 foot-wide clay core. These water features are extremely private being situated in the center of the ranch. These lakes have nearly a 300 acre watershed that is over a mile long that will provide ample water during rainy seasons to ensure maximum capacities along with the natural spring flow.



Crabapple Creek enters the property on its southwest boundary traversing solid rock limestone outcroppings for ½ mile and exits the property on its northwest boundary. This tributary later feeds into the Blanco River. A 1200 foot concrete spillway is constructed at the center of this creek and is 9 feet deep at pool. This body of water has over 2 acres of water and is one of the only sizeable concrete water impoundments along Crabapple creek that has a reliable year around spring fed creek. Keep your head down as many artifacts have been retrieved along this creek. In addition, a second concrete dam is constructed in the lower half of the creek. This is a 100 foot concrete spillway and is 11 foot deep at pool. This body of water is one of the most unique water improvements of its kind. Nearly an acre in size the water has solid rock ledges on all sides that keep this pool crystal clear. There are also 2 structural concrete crossings to ensure reliable all weather access across the creek. These crossings additional have several feet of water impoundment along the creek. This is the most recreational sound piece of the real estate on the market today with 4 bodies of water that should exceed 12+ surface acres.



HABITAT & TERRAIN:

The Ranch exemplifies everything the Texas Hill Country can possibly offer. Entering the ranch on gentle paved Crabapple road you will find 30 acres of deep soils that have been cultivated over the years for food plots that adjoin Crabapple Creek. Immediately crossing the creek you will traverse through 250 feet of elevation change on 15 plus miles of incredible 12 foot wide all-weather roads that lead to multiple build locations that will overlook the lakes. The terrain has a beautiful roll and is loaded with Live Oak, Native Pecans, loads of Walnuts and has scenic meadows meandering through the tree cover on the hilltops. These openings would be ideal for the addition of seasonal food plots for the deer herd and other wildlife. The middle valley of the ranch containing the lake features is an astounding area, and is comprised mostly of Live Oak, Walnuts, and strong native grasses, tucked below the primary towering hills on both sides. The areas around the chain of water features create a private, park-like feel. The upper-section of the ranch is dominated by level hills that provide beautiful views of the valley and water below.. There are multiple areas that have been left in thick cover to provide sanctuary areas for wildlife and the ranch is an ideal mix of topographical diversity, habitat, cover, and water. The elevation ranges from a low of 1,600 to 1,850 at the summit of multiple peaks on the ranch.



WILDLIFE: The ranch has a plentiful whitetail herd and is also home to Axis Deer, Turkey, Ducks, and Dove. The Lake water features are stocked with Bass and Catfish, and are loaded with multiple types and sizes of baitfish. Seasonally the Creek is stocked with Trophy Rainbow Trout.



ADDITIONAL INFO: The entirety of the boundary is fenced with roughly 2 ½ half miles of it high fenced on the south and south west boundaries. There are two front gates providing access from CR Crabapple and is electric with a combination keypad for security. No 2 Base was used to create a primary road system among entering the ranch that has two concrete crossings over Crabapple Creek. Several miles of secondary roads provide access to many secluded areas and give the ranch outstanding accessibility.

