



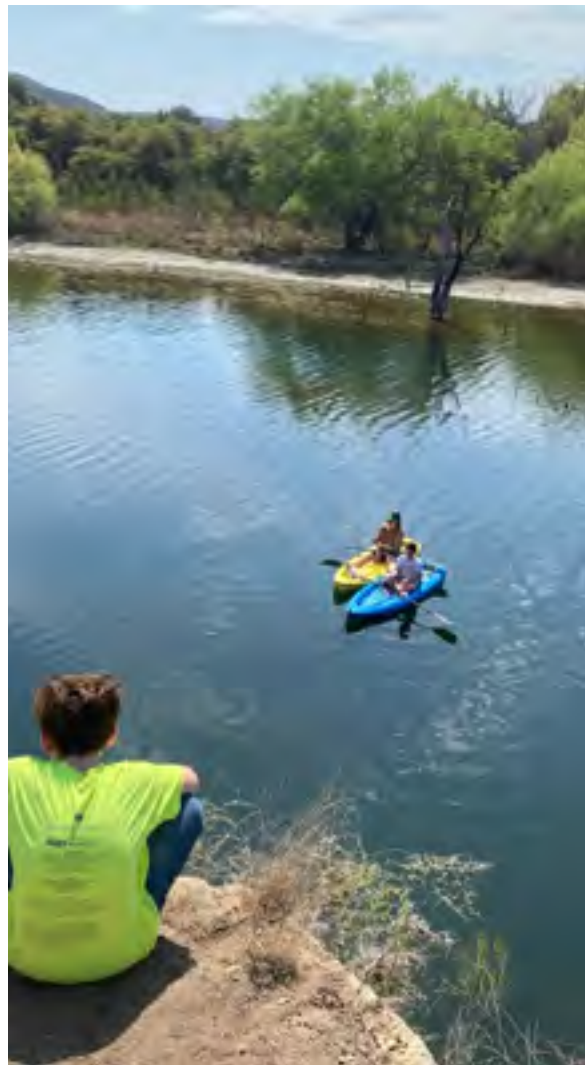
TEXAS BEST KEPT SECRET

MONTELL • SUMMIT
Ranches

BREATHTAKING VISTAS | ABUNDANT WATER | EXPANSIVE VALLEYS

THE *Ranches*

The Montell Summit Ranches provide an all encompassing Texas Ranch Experience. Sitting just above the bottom of the Balcones Escarpment in an area affectionately known as the Swiss Alps of Texas, The Ranches feature stunning mountain-top views, a 15-acre lake, abundant flowing springs and recreational features such as Native American mounds (arrowhead hunting), caves and pecan groves. Many of the springs on the Ranches have been developed into flowing creeks, waterfalls and ponds, while others have been left untouched.



THE *Destination*



Grocery

HEB: 35 Miles (40 min)

Get-N-Go: 10 Miles (15 min)

Dam Store: 10 Miles (15 min)



Restaurant

Kings Texas Smokehouse: 10 Miles (15 min)

Casa Falcon: 10 Miles (15 min)

Canyon BBQ and Grill: 11 Miles (16 min)



Hospital

Uvalde Memorial Hospital: 35 Miles (40 min)



Nucses Access

Wes Cooksey Park: 7 Miles (14 min)

CR 416: 3.5 Miles (7 min)

Camp Wood

All of the necessities, only 9 miles from the front gate.



Leakey

A tourist stop, full of trendy foods, air-bnbs, and nightlife.



THE Proximity

FROM SURROUNDING TOWNS AND CITIES

Camp Wood 14 Minutes (11 Miles) | Uvalde 34 Minutes (33 Miles)

Leakey 40 Minutes (32 Miles) | Rocksprings 45 Minutes (40 Miles)

Concan 50 Minutes (52 Miles)

FROM MAJOR CITIES IN TEXAS

Utopia 1HR (53 Miles) | Kerrville 1.45HRs (101 Miles)

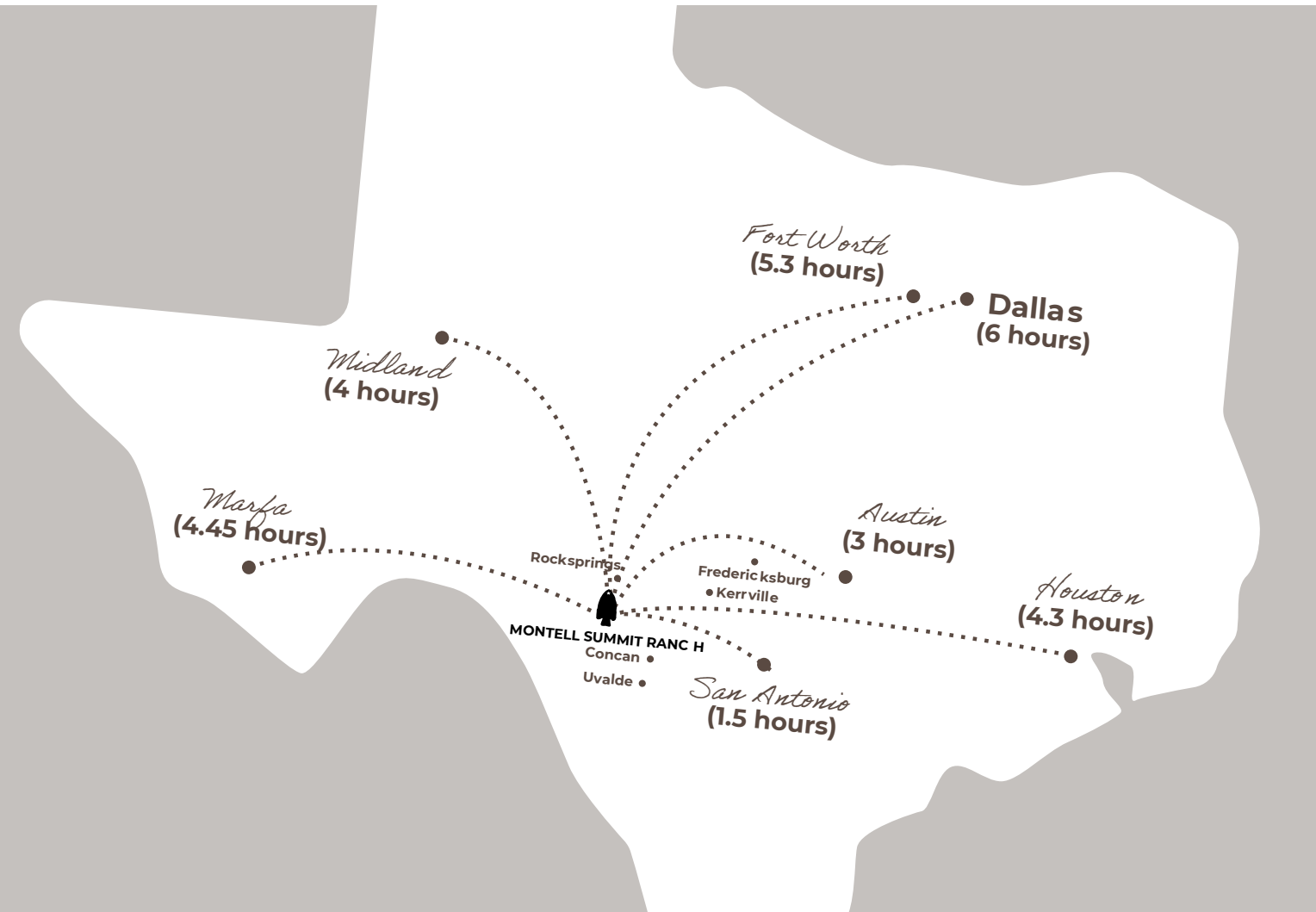
San Antonio 1.55HR (114 Miles) | Fredericksburg 2HR (121 Miles)

Boerne 2HR (132 Miles) | Austin 3HR (191 Miles)

Midland 4HR (250 Miles) | Houston 4.30HR (308 Miles)

Marfa 4.45HR (301 Miles) | Fort Worth 5.30HR (343 Miles)

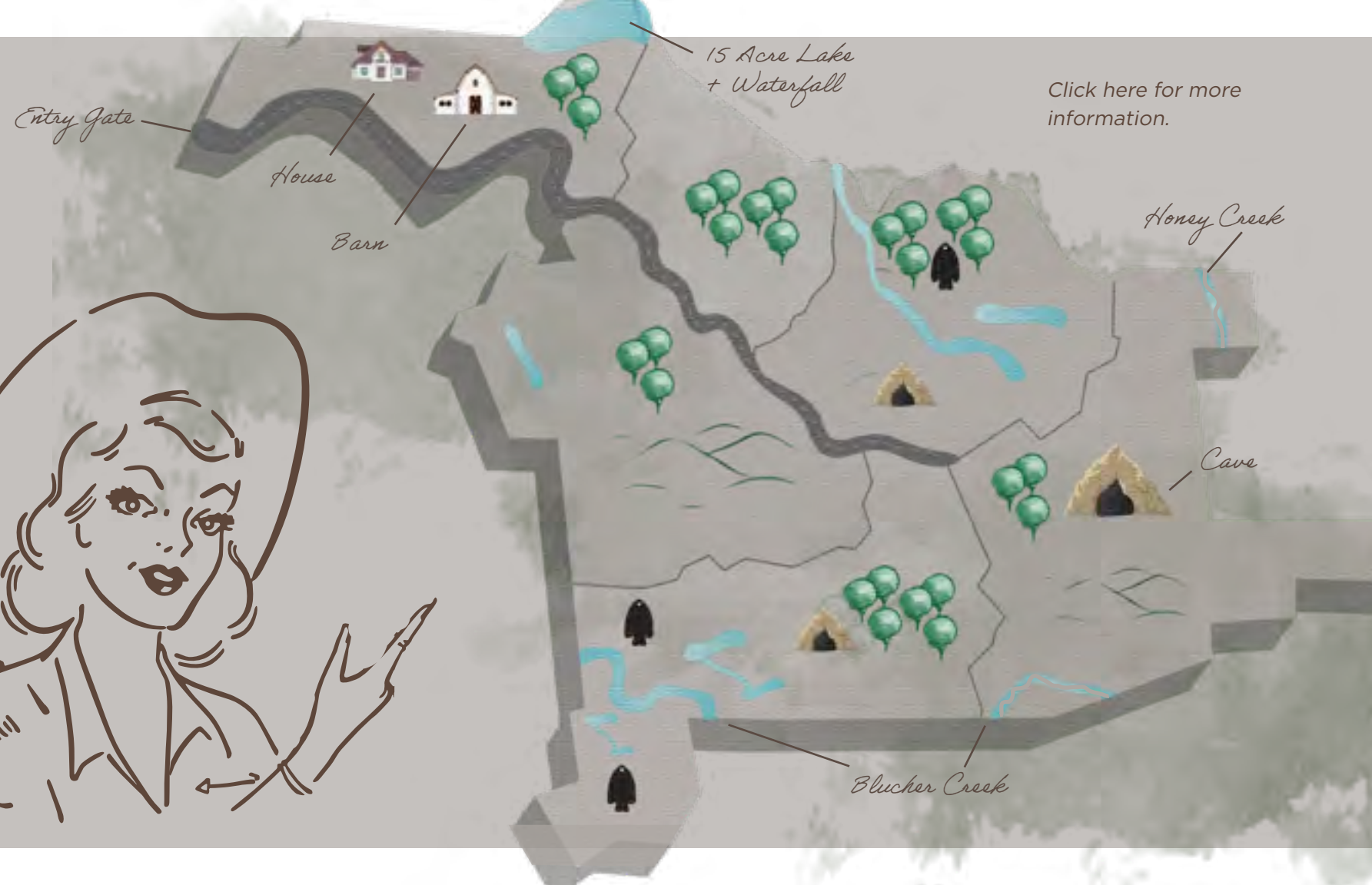
Dallas 6HR (374 Miles)



THE Area

As soon as you enter the Ranches you are welcomed by the best view the Hill Country has to offer. Immediately cresting the 400' high ridgeline and driving the chip sealed road all the way to your piece of paradise. Native habitat restoration has taken place to provide an attractive ratio of cleared and usable valleys to elevated and mountainous terrain; this is uncommon for this area.

[Click here for more information.](#)



[Click here for more information.](#)



THE *Nueces*

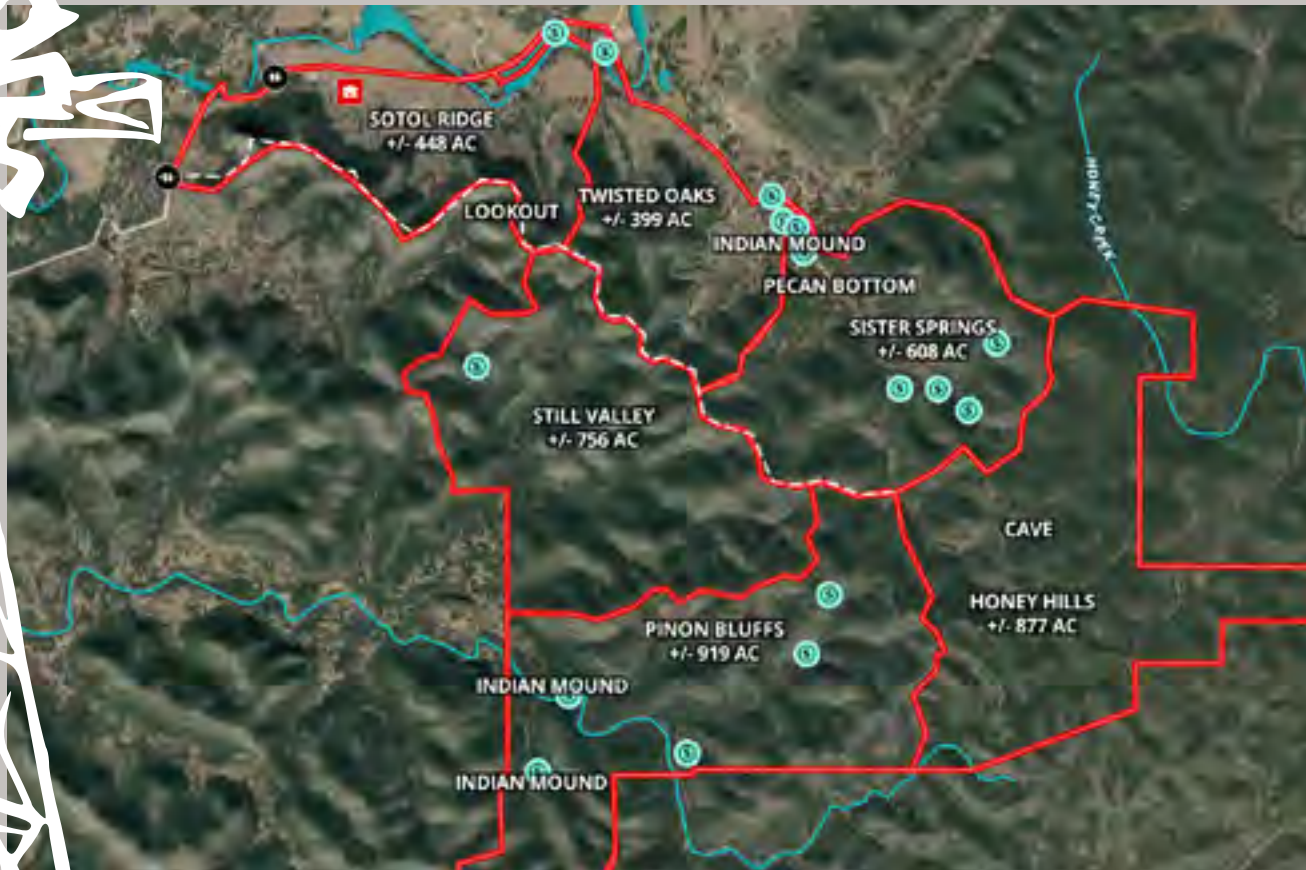
The Nueces River Canyon plunges abruptly from the Edwards Plateau as you move South from Rocksprings on HWY 55. You will notice a transition from dry and dusty to green and fertile. Here, the Nueces River finds its voice: a convergence of forks, prongs, creeks, and springs that all come together in the quaint community of Camp Wood. With a population of only 706, this quiet town has maintained a relaxing atmosphere that has yet to be overtaken by the crowds.



THE *Offering*

Ranches priced from \$5,500/acre-\$9,500/acre

The Montell Summit Ranches were developed with one word in mind, Experience. With the uncertainty in the world today, an investment in something tangible, something of value, and something you can share with family and friends has never been more appealing. Texas Ranch Experience has filled that need with properties that incorporate the best aspects of owning land in Texas. Location, water, views, amenities and privacy all wrapped into one. Now it is time to pass them on to you.



Sotol Ridge

448 Acres | Elevation: 1840-1440

Water: 15 Acre Lake, 2 Springs, 1 Water Well

Home: 2,000 sqft, 4BD/4BTH

Improvements: Metal Barn w/ two rollup doors. An equipment shed for equipment storage.



Twisted Oaks

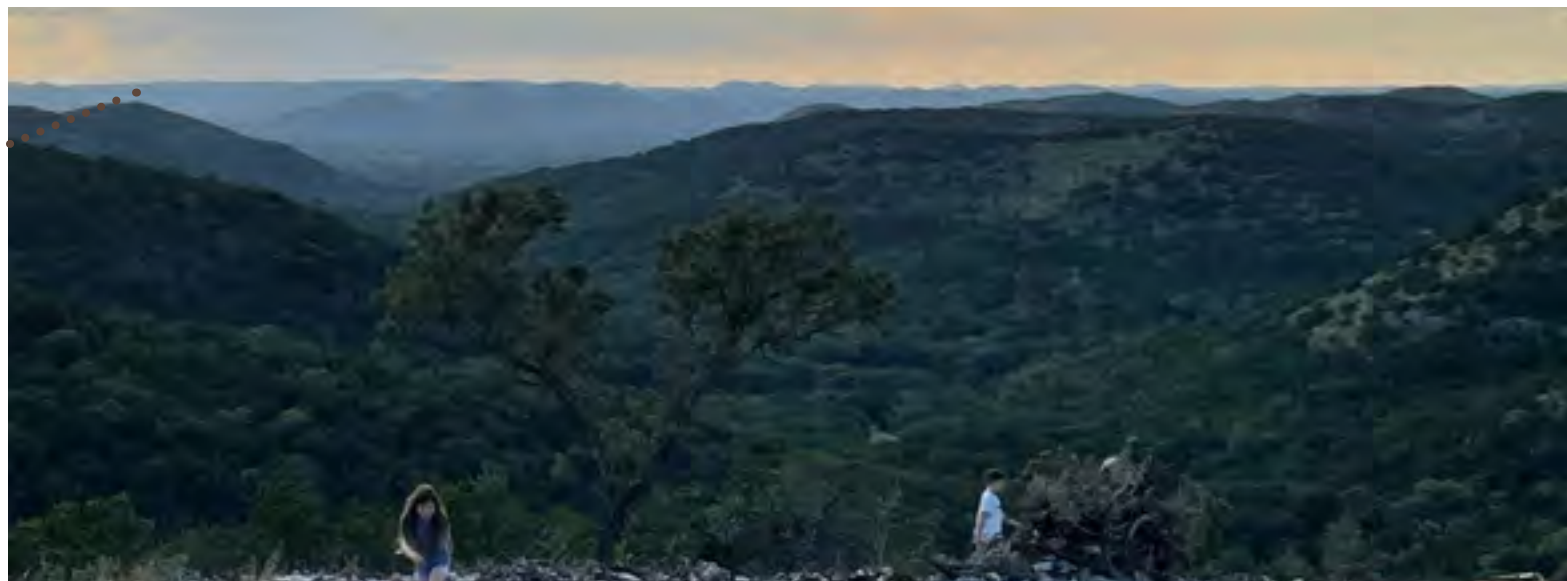
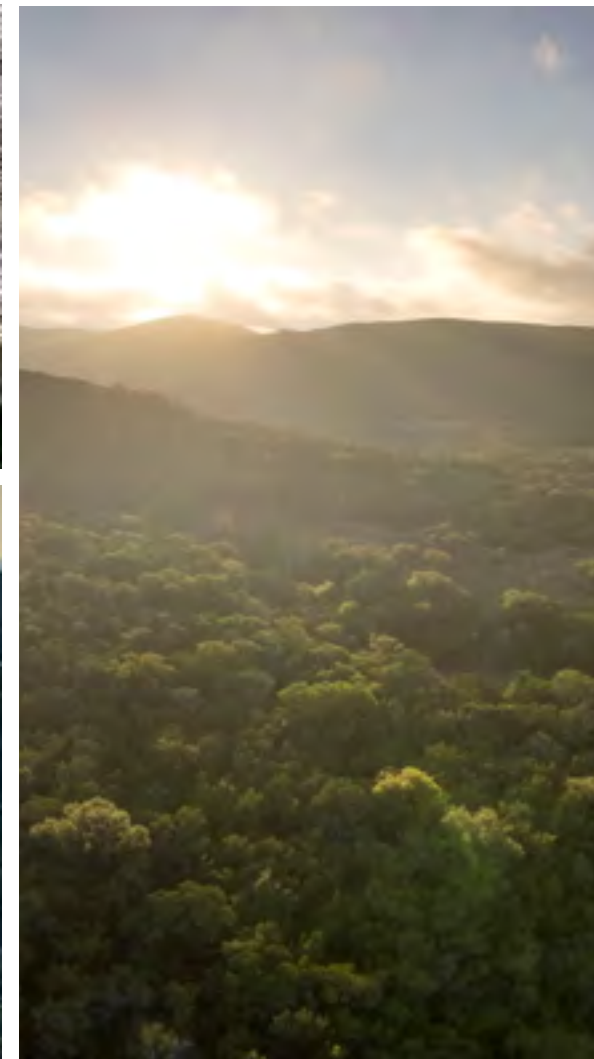
+/- 399 Acres | Elevation: 1840-1440

Water: Shared use of the 15 Acre Lake, 5 Springs



Still Valley

+/- 776 Acres | Elevation: 1880-1560 | 2 Caves
Water: 1 Spring | Native American Campground
(Indian Mound) near the west property boundary



Sister Springs

+/- 608 Acres | Elevation: 1880-1560 | 2 Caves

Water: 6 Springs

This ranch has a history of Native American influence and much of it is an "Indian Mound" consisting of arrowheads, tools, and other artifacts dating back to the 1800s.



Pinon Bluffs

+/- 919 Acres | Elevation: 1840-1520 | 2 Caves
Water: 4 Springs | Native American Campground
(Indian Mound)



Honey Hills

+/- 877 Acres | Elevation: 1840-1680
Water: Honey Creek and Blucher Creek run through this ranch. These creeks are intermittent, but the opportunity to impound water and create a substantial feature is present. This Ranch has several defining characteristics, including beautiful springs and an underground cave that is easily accessible by ladder and sits roughly 15' below the ground.





Easy does it now

As a local cooperative, we share our profits with the Texans we serve. Since 2006, we've returned \$2.2 billion in combined cash and allocated equities to our members through our cooperative returns program. So, when you're ready to secure lending for your own rural playground try a partnership that really pays. **Together we're better.**

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THE *Ranch Market*



ATTRACTIVE FINANCING AVAILABLE

- + Low interest rates
- + Annual equity distributions
(It's a credit union!)
- + Additional annual equity distributions after 7 years
- + In house, expert appraisers
- + Fast response time with expert lenders who specialize in Ranches

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TEXAS BEST KEPT SECRET

MONTELL SUMMIT *Ranches*

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